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A Limited Liability Partnership
2 Including Professional Corporations
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9 Proposed Counsel for Debtors

10 UNITED STATES BANKRUPTCY COURT
11 NORTHERN DISTRICT OF CALIFORNIA
12 SAN FRANCISCO DIVISION
13

14 In re
15 PROFESSIONAL FINANCIAL
16 INVESTORS, INC., a California
17 corporation; PROFESSIONAL
INVESTORS SECURITY FUND, INC., a
18 California corporation,
19 Debtors.
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21
22

Case No. 20-30604
(Jointly Administered with Case No. 20-30579)

Chapter 11

**GLOBAL NOTES TO FORM 426
PERIODIC REPORT REGARDING
VALUE, OPERATIONS, AND
PROFITABILITY OF ENTITIES IN
WHICH THE DEBTOR'S ESTATE
HOLDS A SUBSTANTIAL OR
CONTROLLING INTEREST**

The Hon. Hannah L. Blumenstiel

1 **GLOBAL NOTES TO PERIODIC FINANCIAL REPORTS OF CONTROLLED**
2 **NON-DEBTOR ENTITIES**

3 Michael Hogan, the proposed Chief Restructuring Officer (“CRO”) of Professional
4 Financial Investors, Inc. (“PFI”) and Professional Investors Security Fund, Inc. (“PISF,” and
5 together with PFI, the “Debtors”), files on behalf of the Debtors, the initial Form 426 Periodic
6 Report Regarding Value, Operations, and Profitability of Entities in Which the Debtors’ Estates
7 Hold a Substantial or Controlling Interest (the “Report”). While the CRO and the Debtors’
8 advisors have made their best effort to prepare the Report as accurately as possible, they disclose
9 that in light of the fact that the Debtors’ prior management was likely operating a fraudulent
10 scheme, and because the Debtors’ historical books and records are in disarray, inadequate,
11 maintained mostly in paper format and do not contain the typical records that one would expect to
12 be maintained in the normal course of business for a real estate company of Debtors’ size, the
13 information presented in the Report, as based on the Debtors’ historical records, has not been fully
14 verified or audited.

15 The Debtors reserve all rights to amend or otherwise modify any information provided in
16 the Report, and nothing contained in the Report shall constitute an admission.

17 **I. Exhibits A-1, A-2, and A3: Balance Sheets, Statements of Income, and Statements of**
18 **Case Flows**

19 The Debtors have included as Exhibits A-1, A-2, and A-3 to the form balance sheets,
20 statements of income, and statements of cash flows running through the end of July 2020 plus
21 balance sheets, statements of income, and statements of cash Flows for the 2019 fiscal year for
22 each of the controlled, non-debtor entities.

23 **II. Exhibit A-4: Statement of Changes in Shareholders’/Partners’ Equity**

24 As noted in the introduction, the Debtors’ records had not been kept in an organized
25 manner prior to the commencement of these bankruptcy proceedings. As a result, information
26 regarding the Debtors’ respective interests in the controlled, non-debtor entities is not readily
27 apparent due to multiple assignments of interests in the limited liability companies (the “LLCs”)
28 and the limited partnerships (the “LPs”) included in this Report between the two Debtors. In

1 addition, there may be other changes in other third-party interests in the controlled non-debtor
2 entities that resulted in changes to the Debtors' interests in the entities. The Debtors'
3 professionals therefore will be submitting updated reports with this information as they continue
4 their forensic review of the Debtors' records.

5 **III. Exhibit B: Description of Operations**

6 The information listed in the Report regarding the Debtors' ownership interests was
7 derived from the Debtors' most recently issued K-1s. The ownership interests contained in the
8 Report cover the Debtors' capital ownership interests in the entities; the Debtors' rights, if any, to
9 the profits and losses of the various entities may be different and has not been included in the
10 Report. For the LPs included in the Report, PFI and/or PISF own limited partner interests in the
11 percentages listed in the first pages of the form. For the LLCs included in the Report, PFI is the
12 managing member. However, for some of the LLCs, PFI not only holds an ownership interest as a
13 managing member, but also holds other controlling or ownership interests including indirect non-
14 managing member interests by way of other LLCs.

15 **IV. Exhibit C: Description of Intercompany Claims**

16 There appear to be multiple "intercompany" transfers amongst the Debtors and each of the
17 LPs and LLCs. The Debtors have included these amounts in Exhibit C based on the preliminary
18 records reviewed by their professionals during their forensic review.

19 **V. Exhibit D: Allocation of Tax Liabilities and Assets**

20 Based on the initial review of the Debtors' records, it does not appear that tax liabilities
21 have been allocated amongst or between the Debtors and the controlled non-debtor entities.

22 **VI. Exhibit E: Description of Controlled Non-Debtor Entity's Payments of**
23 **Administrative Expenses, or Professional Fees Otherwise Payable by a Debtor**

24 Based on the review of the non-debtor entities' accounting system records by the Debtors'
25 professionals, as well as conversations with the current employees, the Debtors' professionals are
26 not aware of any payments made or obligations incurred by any of the controlled, non-debtor
27 entities that are attributable to PFI or PISF or would otherwise be payable by the Debtors.

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*** * * END OF NOTES * * ***

*** THE REPORT BEGINS ON THE FOLLOWING PAGE ***

Fill in this information to identify the case:Debtor Name Professional Financial InvestorsUnited States Bankruptcy Court for the: Northern District of California
(State)Case number: 20-30604**Official Form 426****Periodic Report Regarding Value, Operations, and Profitability of Entities
in Which the Debtor's Estate Holds a Substantial or Controlling Interest****12/17**

This is the *Periodic Report* as of 8/28/2020 on the value, operations, and profitability of those entities in which a Debtor holds, or two or more Debtors collectively hold, a substantial or controlling interest (a "Controlled Non-Debtor Entity"), as required by Bankruptcy Rule 2015.3. For purposes of this form, "Debtor" shall include the estate of such Debtor.

Professional Financial Investors, Inc. ("PFI" or "Debtor") holds a substantial or controlling interest in the following entities:

Name of Controlled Non-Debtor Entity	Interest of the Debtor	Tab #
Professional Investors Security Fund I, A California Limited Partnership	PISF-91%	1
Professional Investors Security Fund IV, A California Limited Partnership	PFI-88.8891%	2
See Attachment		

This *Periodic Report* contains separate reports (*Entity Reports*) on the value, operations, and profitability of each Controlled Non-Debtor Entity.

Each *Entity Report* consists of five exhibits.

Exhibit A contains the most recently available: balance sheet, statement of income (*loss*), statement of cash flows, and a statement of changes in shareholders' or partners' equity (*deficit*) for the period covered by the *Entity Report*, along with summarized footnotes.

Exhibit B describes the Controlled Non-Debtor Entity's business operations.

Exhibit C describes claims between the Controlled Non-Debtor Entity and any other Controlled Non-Debtor Entity.

Exhibit D describes how federal, state or local taxes, and any tax attributes, refunds, or other benefits, have been allocated between or among the Controlled Non-Debtor Entity and any Debtor or any other Controlled Non-Debtor Entity and includes a copy of each tax sharing or tax allocation agreement to which the Controlled Non-Debtor Entity is a party with any other Controlled Non-Debtor Entity.

Exhibit E describes any payment, by the Controlled Non-Debtor Entity, of any claims, administrative expenses or professional fees that have been or could be asserted against any Debtor, or the incurrence of any obligation to make such payments, together with the reason for the entity's payment thereof or incurrence of any obligation with respect thereto.

This *Periodic Report* must be signed by a representative of the trustee or debtor in possession.

**Professional Financial Investors
United States Bankruptcy Court for the Northern District of California
Case No. 20-30604**

Attachment List of Controlled Non-Debtor Entities-Form 426

Name of Controlled Non-Debtor Entity	Interest of the Debtor	Tab #
Professional Investors Security Fund VII, A California Limited Partnership	PISF-92.7085%	3
Professional Investors Security Fund IX, A California Limited Partnership	PFI-93.5%	4
Professional Investors Security Fund XII, A California Limited Partnership	PISF-94.883723%	5
Professional Investors Security Fund XIII, A California Limited Partnership	PFI-89.999988%	6
Professional Investors Security Fund XIV, A California Limited Partnership	PFI-98.8181808%	7
Professional Investors Security Fund XV, A California Limited Partnership	PFI-83.75%, PISF-8.125%	8
Professional Investors Security Fund XVII, A California Limited Partnership	PFI-87.544% PISF-9.297%	9
Professional Investors Security Fund XVIII, A California Limited Partnership	PFI-80.625001% PISF-13.86339%	10
Professional Investors 20, LLC	PFI-20%	11
Professional Investors 21, LLC	PFI-20.889%	12
Professional Investors 22, LLC	PFI-40%	13
Professional Investors 23, LLC	PFI-30%	14
Professional Investors 24, LLC	PFI-39.0183%	15
Professional Investors 25, LLC	PFI-45.6488386%	16
Professional Investors 26, LLC	PFI-29.731%	17
Professional Investors 27, LLC	PFI-31.858%	18
Professional Investors 28, LLC	PFI-19.456%	19
Professional Investors 29, LLC	PFI-44.828%	20
Professional Investors 30, LLC	PFI-30%	21
Professional Investors 31, LLC	PFI-31.64%	22
Professional Investors 32, LLC	PFI-30%	23
Professional Investors 33, LLC	PFI-35%	24
Professional Investors 34, LLC	PFI-33.62%	25
Professional Investors 35, LLC	PFI-34.79167%	26
Professional Investors 36, LLC	PFI-30.8%	27
Professional Investors 37, LLC	PFI-43.59%	28
Professional Investors 38, LLC	PFI-42.91353289%	29
Professional Investors 39, LLC	PFI-32.008%	30

Professional Investors 40, LLC	PFI-44.902%	31
Professional Investors 41, LLC	PFI-30%	32
Professional Investors 42, LLC	PFI-30.3432245%	33
Professional Investors 43, LLC	PFI-31.2821692%	34
Professional Investors 44, LLC	PFI-35%	35
Professional Investors 45, LLC	PFI-30.3645831%	36
Professional Investors 46, LLC	PFI-30.8235%	37
Professional Investors 47, LLC	PFI-30%	38
Professional Investors 48, LLC	PFI-30%	39
Professional Investors 49, LLC	PFI-30%	40
PFI Glenwood, LLC	PFI-81.924%	41

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

The undersigned, having reviewed the *Entity Reports* for each Controlled Non-Debtor Entity, and being familiar with the Debtor's financial affairs, verifies under the penalty of perjury that to the best of his or her knowledge, (i) this *Periodic Report* and the attached *Entity Reports* are complete, accurate, and truthful to the best of his or her knowledge, and (ii) the Debtor did not cause the creation of any entity with actual deliberate intent to evade the requirements of Bankruptcy Rule 2015.3

For non-individual Debtors:

DocuSigned by:

 Michael Hogan

71376210E8AC421
Signature of Authorized Individual

Michael Hogan

Printed name of Authorized Individual

Date 9/23/2020

MM / DD / YYYY

MM / DD / YYYY

For individual Debtors:



Signature of Debtor 1

Printed name of Debtor 1

Date _____

MM / DD / YYYY



Signature of Debtor 2

Printed name of Debtor 2

Date _____

MM / DD / YYYY

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

 Exhibit A: Financial Statements for Professional Investors Security Fund I

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit A-1: Balance Sheet for Professional Investors Security Fund I as of 8/28/2020

[Provide a balance sheet dated as of the end of the most recent 3-month period of the current fiscal year and as of the end of the preceding fiscal year.]

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.



**PROFESSIONAL INVESTORS FUND I
IGNACIO HILLS TENNIS & GARDEN APTS
STATEMENT OF ASSETS AND LIABILITIES
DECEMBER 31, 2019
(Unaudited)**

ASSETS

CURRENT ASSETS

Cash on Hand	\$ 2,484
Account Receivable	5,941
Prepaid Insurance	6,808
Total Current Assets	<u>15,232</u>

FIXED ASSETS

Land	213,800
Building	775,200
Property Improvements	1,181,450
Furniture and Fixtures	80,000
Loan Fees	87,078
Closing Costs	36,678
Organization Cost	15,490
Syndication Cost	<u>23,665</u>

Total Fixed Assets	<u>2,413,361</u>
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Less: Accumulated Depreciation	<u>1,982,948</u>
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Net Fixed Assets	<u>430,413</u>
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TOTAL ASSETS	<u><u>\$ 445,646</u></u>
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For Internal Management Purposes Only

**PROFESSIONAL INVESTORS FUND I
IGNACIO HILLS TENNIS & GARDEN APTS
STATEMENT OF ASSETS AND LIABILITIES
DECEMBER 31, 2019
(Unaudited)**

LIABILITIES

CURRENT LIABILITIES

Accounts Payable	\$ 6,356
Unearned Rent	1,024
Total Current Liabilities	<u>7,380</u>

LONG TERM LIABILITIES

Deed of Trust Payable	3,366,199
Security Deposits Payable	36,428
Pet Deposits Payable	1,000
Mortgage & other Loans Payable	<u>2,750,661</u>
Total Long Term Liabilities	<u>6,154,287</u>

TOTAL LIABILITIES

6,161,667

EQUITY

Capital Contribution	500,000
L.P. Distribution	(1,398,450)
G.P. Distribution	(26,276)
Retained Earnings	(4,760,343)
Current Net Income	<u>(30,952)</u>
Total Equity	<u>(5,716,022)</u>

TOTAL LIABILITIES AND EQUITY

\$ 445,646

For Internal Management Purposes Only

Balance Sheet

Period = Jul 2020

Book = Accrual ; Tree = ysi_bs

		Current Balance
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1002-00-000	CASH	
1010-00-000	1010 - Checking	9,617.22
1099-00-000	TOTAL CASH	9,617.22
1180-00-000	ACCOUNTS RECEIVABLES	
1181-00-000	A/R Rent Due	7,176.08
1189-00-000	TOTAL ACCOUNTS RECEIVABLES	7,176.08
1200-00-000	RESERVES & PREPAIDS	
1205-00-000	Reserve - Insurance	7,915.85
1298-00-000	TOTAL RESERVES & PREPAIDS	7,915.85
1299-00-000	TOTAL CURRENT ASSETS	24,709.15
1300-00-000	FIXED ASSETS	
1305-00-000	Land	213,800.00
1310-00-000	Building	775,200.00
1311-00-000	Accum Depreciation	-775,200.00
1348-00-000	Accum Depreciation Fixed Assets	-81,368.00
1349-00-000	NET FIXED ASSETS	132,432.00
1350-00-000	ACQUISITION ASSETS	
1351-00-000	Closing Costs	36,677.80
1352-00-000	Syndication Costs	23,665.00
1353-00-000	Loan Fees	87,078.27
1354-00-000	Accum Amort Loan Fees	-37,330.04
1355-00-000	Personal Property	80,000.00
1356-00-000	Accum Depreciation Personal Property	-80,000.00
1357-00-000	Organization Costs	15,490.00
1358-00-000	Accum Amort Organization Costs	-15,000.00
1359-00-000	NET ACQUISITION ASSETS	110,581.03
1399-00-000	CAPITALIZED IMPROVEMENTS	
1400-00-000	Improvements Prior 2000	205,626.44
1401-00-000	2001 Bathroom Improvements	655.01
1402-00-000	2001 Kitchen Improvements	2,648.24
1403-00-000	2001 Floor Improvements	917.40
1405-00-000	2001 Building Improvements	137.36
1407-00-000	2001 Other Improvements	542.95
1408-00-000	2002 Bathroom Improvements	193.00
1409-00-000	2002 Kitchen Improvements	1,997.66
1410-00-000	2002 Floor Improvements	3,718.42
1411-00-000	2002 Window Improvements	178.97
1412-00-000	2002 Building Improvements	109.45
1414-00-000	2002 Other Improvements	6,845.59
1415-00-000	2002 Improvement Salaries	5,475.50
1416-00-000	2003 Bathroom Improvements	2,146.00
1417-00-000	2003 Kitchen Improvements	2,057.70
1418-00-000	2003 Floor Improvements	9,596.93
1419-00-000	2003 Window Improvements	1,113.11
1422-00-000	2003 Other Improvements	3,627.79
1423-00-000	2004 Bathroom Improvements	717.48
1424-00-000	2004 Kitchen Improvements	1,609.06
1425-00-000	2004 Floor Improvements	7,823.47

Balance Sheet

Period = Jul 2020

Book = Accrual ; Tree = ysi_bs

		Current Balance
1426-00-000	2004 Window Improvements	103.69
1429-00-000	2004 Other Improvements	2,563.52
1430-00-000	2005 Bathroom Improvements	1,617.44
1431-00-000	2005 Kitchen Improvements	2,254.48
1432-00-000	2005 Floor Improvements	1,866.38
1434-00-000	2005 Building Improvements	4,126.46
1436-00-000	2005 Other Improvements	8,059.79
1438-00-000	2006 Bathroom Improvements	1,154.55
1439-00-000	2006 Kitchen Improvements	2,398.91
1440-00-000	2006 Floor Improvements	8,630.74
1441-00-000	2006 Window Improvements	753.42
1442-00-000	2006 Building Improvements	115,526.27
1443-00-000	2006 Roof Improvements	950.00
1444-00-000	2006 Other Improvements	7,290.36
1445-00-000	2007 Bathroom Improvements	668.19
1446-00-000	2007 Kitchen Improvements	810.19
1447-00-000	2007 Floor Improvements	2,823.66
1448-00-000	2007 Window Improvements	1,623.60
1449-00-000	2007 Building Improvements	43,943.37
1451-00-000	2007 Other Improvements	3,251.75
1452-00-000	2008 Bathroom Improvements	930.00
1453-00-000	2008 Kitchen Improvements	1,740.40
1454-00-000	2008 Floor Improvements	11,313.92
1456-00-000	2008 Building Improvements	420.02
1463-00-000	2009 Building Improvements	18,947.99
1465-00-000	2009 Other Improvements	27,172.08
1480-00-000	2011 Other Improvements	32,669.00
1485-00-000	2012 Other Improvements	88,123.35
1490-00-000	2013 Other Improvements	63,352.28
1491-00-000	2014 Other Improvements	29,228.90
1491-00-100	2014 T/O Misc. Expense	3,124.14
1491-00-200	2014 T/O Materials	7,069.65
1491-00-300	2014 T/O Outside Vendor	12,762.00
1492-00-000	2015 Other Improvements	2,749.00
1492-00-200	2015 T/O Materiales	943.81
1492-00-300	T/O Outside Vendor	4,424.00
1493-00-000	2016 Other Improvements	5,626.51
1493-00-100	2016 T/O Misc. Exp.	4,858.33
1493-00-200	2016 T/O Materials	10,307.12
1493-00-300	2016 T/O outside vendors	34,780.39
1493-00-400	2016 Hills Assessments	8,932.31
1494-00-000	2017 Other Improvements	34,326.21
1494-00-100	2017 T/O Misc. Exp.	1,784.83
1494-00-200	2017 T/O Materials	7,118.38
1494-00-300	2017 T/O Outside Vendor	20,596.54
1494-00-400	2017 Hills Assessments	10,102.44
1495-00-000	2018 Other Improvements	114,773.43
1495-00-100	2018 T/O Misc. Exp.	6,975.48
1495-00-200	2018 T/O Materials	8,744.99
1495-00-300	2018 T/O Outside Vendor	21,982.83
1495-00-400	2018 Hills Assessments	40,007.49
1496-00-000	2019 Other Improvements	2,777.50
1496-00-100	2019 T/O Misc. Exp.	1,601.46
1496-00-200	2019 T/O Materials	13,688.73
1496-00-300	2019 T/O Outside Vendor	31,885.00

Balance Sheet

Period = Jul 2020

Book = Accrual ; Tree = ysi_bs

		Current Balance
1496-00-400	2019 Hills Assessments	27,455.55
1497-00-000	2020 Other Improvements	48,563.01
1497-00-400	2020 Hills Assessments	10,505.36
1595-00-000	TOTAL CAPITAL IMPROVEMENTS	1,240,518.73
1598-00-000	Accum Deprec - Capital Improvements	1,001,351.00
1599-00-000	NET CAPITALIZED IMPROVEMENTS	239,167.73
1800-00-000	LONG TERM RECEIVABLES	
1850-00-000	Due To/From GP	4,375,443.97
1855-00-000	Due To/From PISF, Inc.	-2,818,104.54
1899-00-000	TOTAL LONG TERM RECEIVABLES	1,557,339.43
1999-00-000	TOTAL ASSETS	2,064,229.34
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2002-00-000	CURRENT LIABILITIES	
2005-00-000	Accounts Payable	339.08
2010-00-000	Unearned Rent	1,107.58
2020-00-000	Property Tax Payable	3,167.53
2099-00-000	TOTAL CURRENT LIABILITIES	4,614.19
2200-00-000	LONG TERM LIABILITIES	
2225-00-000	Deed of Trust Payable	3,486,199.24
2235-00-000	Security Deposits Liability	33,532.50
2238-00-000	Pet Deposit Payable	750.00
2240-00-000	Mortgage Payable	4,282,000.00
2998-00-000	TOTAL LONG TERM LIABILITIES	7,802,481.74
2999-00-000	TOTAL LIABILITIES	7,807,095.93
3000-00-000	EQUITY	
3030-00-000	Capital Contributions	500,000.00
3050-00-000	L.P. Distributions	-1,398,450.00
3055-00-000	G.P. Distributions	-26,276.32
3130-00-000	Retained Earnings	-4,791,295.20
3140-00-000	Net Income (Loss) Current	-26,845.07
3990-00-000	TOTAL EQUITY	-5,742,866.59
3998-00-000	TOTAL LIABILITIES & EQUITY	2,064,229.34
9999-00-000	Total of All	0.00

Exhibit A-2: Statement of Income (*Loss*) for Professional Investors Security Fund I for period ending 8/28/2020

[Provide a statement of income (*loss*) for the following periods:

(i) For the initial report:

- a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and
- b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

**PROFESSIONAL INVESTORS FUND I
IGNACIO HILLS & TENNIS GARDENS APARTMENTS
STATEMENT OF INCOME AND EXPENSES
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2019
(Unaudited)**

INCOME:

Rental Income	\$ 550,970
Other Income	<u>4,373</u>
Gross Income	555,343
Less: Vacancy Loss	<u>15,332</u>
Effective Net Income	<u>540,012</u>

OPERATING EXPENSES:

Renting Expense	2,732
Licenses, Fees and Permit	976
Association Dues	39,754
Offsite Manager	11,019
Utilities	12,420
Repairs and Maintenance	35,315
Real Estate and Other Taxes	31,129
Insurance	13,477
Mortgage Interest & Other Interest	<u>330,257</u>

Total Operating Expenses	<u>477,080</u>
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Net Income before Depreciation	62,932
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Less: Depreciation Expense	<u>(93,884)</u>
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NET INCOME	<u><u>\$ (30,952)</u></u>
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For Internal Management Purposes Only

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual ; Tree = ysi_is

		Period to Date	%	Year to Date	%
4000-00-000	INCOME				
4005-00-000	Rent Income	331,240.00	100.00	331,240.00	100.00
4099-00-000	TOTAL INCOME	331,240.00	100.00	331,240.00	100.00
6001-00-000	OPERATING EXPENSE				
6002-00-000	RENTING EXPENSES				
6005-00-000	Vacancy Loss	7,789.17	2.35	7,789.17	2.35
6031-00-000	Other Renting Expenses	4,170.83	1.26	4,170.83	1.26
6040-00-000	Credit Check Fees Rcvd	-75.00	-0.02	-75.00	-0.02
6049-00-000	TOTAL RENTING EXPENSE	11,885.00	3.59	11,885.00	3.59
6050-00-000	ADMINISTRATIVE EXPENSES				
6074-00-000	Licenses, Fees & Permits	934.00	0.28	934.00	0.28
6082-00-000	Association Dues	23,190.02	7.00	23,190.02	7.00
6099-00-000	TOTAL ADMINISTRATIVE EXP	24,124.02	7.28	24,124.02	7.28
6100-00-000	MANAGEMENT EXPENSES				
6120-00-000	Offsite Mgt Fee PFI	5,678.40	1.71	5,678.40	1.71
6199-00-000	TOTAL MANAGEMENT EXPENSE	5,678.40	1.71	5,678.40	1.71
6200-00-000	UTILITIES EXPENSE				
6205-00-000	Gas & Electricity	4,767.43	1.44	4,767.43	1.44
6205-00-100	Utilities Credits or rebates	-615.07	-0.19	-615.07	-0.19
6215-00-000	Water	2,470.30	0.75	2,470.30	0.75
6220-00-000	Garbage & Trash Removal	1,337.25	0.40	1,337.25	0.40
6249-00-000	TOTAL UTILITIES EXPENSE	7,959.91	2.40	7,959.91	2.40
6275-00-000	REPAIRS & MAINTENANCE				
6275-00-010	R&M Unit	13,916.65	4.20	13,916.65	4.20
6275-00-145	R&M - Miscellaneous	20,879.38	6.30	20,879.38	6.30
6275-00-155	R&M - HVAC	394.00	0.12	394.00	0.12
6320-00-000	Maintenance Supplies	1,278.91	0.39	1,278.91	0.39
6322-00-150	R&M - Cleaning Supplies	16.47	0.00	16.47	0.00
6333-00-000	R&M - Painting Supplies	671.46	0.20	671.46	0.20
6349-00-000	TOTAL REP. & MAINTENANCE	37,156.87	11.22	37,156.87	11.22
6350-00-000	CONTRACT MAINTENANCE				
6362-00-000	Contract R&M	5,530.00	1.67	5,530.00	1.67
6370-00-000	Contract - Landscaping	-978.14	-0.30	-978.14	-0.30
6399-00-000	TOTAL CONTRACT MAINT.	4,551.86	1.37	4,551.86	1.37
6400-00-000	TAXES				
6410-00-000	Real Estate Taxes	22,172.70	6.69	22,172.70	6.69
6449-00-000	TOTAL TAX EXPENSE	22,172.70	6.69	22,172.70	6.69
6450-00-000	INSURANCE EXPENSE				
6460-00-000	Package Insurance	7,057.54	2.13	7,057.54	2.13
6465-00-000	Earthquake Insurance	2,624.44	0.79	2,624.44	0.79
6467-00-000	Umbrella Insurance	525.28	0.16	525.28	0.16
6498-00-000	TOTAL INSURANCE EXPENSE	10,207.26	3.08	10,207.26	3.08
6499-00-000	TOTAL OPERATING EXPENSES	123,736.02	37.36	123,736.02	37.36
6500-00-000	OTHER INCOME				
6540-00-000	NSF Check Fees	-75.00	-0.02	-75.00	-0.02

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual ; Tree = ysi_is

		Period to Date	%	Year to Date	%
6545-00-000	Late Charges	-150.00	-0.05	-150.00	-0.05
6560-00-000	Damages & Cleaning Fees	-10.00	0.00	-10.00	0.00
6575-00-000	T/O - S/D Charges to Tenant	-2,362.50	-0.71	-2,362.50	-0.71
6595-00-000	TOTAL OTHER INCOME	-2,597.50	-0.78	-2,597.50	-0.78
6599-00-000	NET OPERATING INCOME	210,101.48	63.43	210,101.48	63.43
6605-00-000	DEBT SERVICE EXPENSE				
6610-00-000	Mortgage Interest	115,069.48	34.74	115,069.48	34.74
6620-00-000	Deed Of Trust Interest	113,776.07	34.35	113,776.07	34.35
6660-00-000	TOTAL DEBT SERVICE EXP.	228,845.55	69.09	228,845.55	69.09
6670-00-000	NET INC.BEFORE DEP.& TAX	-18,744.07	-5.66	-18,744.07	-5.66
6700-00-000	DEPREC. & AMORT. EXPENSES				
6730-00-000	Cap. Improvement Deprec.	7,301.00	2.20	7,301.00	2.20
6770-00-000	TOTAL DEPREC. & AMORT.	7,301.00	2.20	7,301.00	2.20
6799-00-000	NET INC.(LOSS) BEF.TAXES	-26,045.07	-7.86	-26,045.07	-7.86
6805-00-000	INCOME TAX EXPENSE				
6820-00-000	FTB Tax Expense	800.00	0.24	800.00	0.24
6850-00-000	TOTAL INCOME TAX EXPENSE	800.00	0.24	800.00	0.24
6900-00-000	NET INCOME (LOSS)BK	-26,845.07	-8.10	-26,845.07	-8.10
7099-00-000	NET INCOME (LOSS)	-26,845.07	-8.10	-26,845.07	-8.10

Exhibit A-3: Statement of Cash Flows for **Professional Investors Security Fund I** for period ending 8/28/2020

[Provide a statement of changes in cash position for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Cash Flow

For The Period Ending December 2019

Books = Cash, Accrual

	Period to Date	%	Year-to-Date	%
INCOME				
Rent Income	1,101,810	100	1,101,810	100
TOTAL INCOME	1,101,810	100	1,101,810	100
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	30,663	3	30,663	3
Promo/Move-In Incentives	5,590	1	5,590	1
Credit Check Fees Rcvd	-300	0	-300	0
Credit Check Fees Paid	173	0	173	0
TOTAL RENTING EXPENSE	36,127	3	36,127	3
ADMINISTRATIVE EXPENSES				
Licenses, Fees & Permits	1,952	0	1,952	0
Association Dues	79,509	7	79,509	7
TOTAL ADMINISTRATIVE EXP	81,461	7	81,461	7
MANAGEMENT EXPENSES				
Offsite Mgt Fee PFI	22,039	2	22,039	2
TOTAL MANAGEMENT EXPENSE	22,039	2	22,039	2
UTILITIES EXPENSE				
Gas & Electricity	14,182	1	14,182	1
Utilities Credits or rebates	-1,129	0	-1,129	0
Water	10,693	1	10,693	1
Garbage & Trash Removal	1,094	0	1,094	0
TOTAL UTILITIES EXPENSE	24,841	2	24,841	2
REPAIRS & MAINTENANCE				
R&M Unit	4,803	0	4,803	0
R&M - Miscellaneous	3,925	0	3,925	0
R&M - Misc. Cleaning	3,300	0	3,300	0
Maint. Salaries	4,000	0	4,000	0
Maintenance Supplies	173	0	173	0
R&M - Electrical Supplies	277	0	277	0
Locks & Keys	35	0	35	0
TOTAL REP. & MAINTENANCE	16,513	1	16,513	1
CONTRACT MAINTENANCE				
Contract - Plumbing/Sewer	1,295	0	1,295	0
Contract R&M	50,940	5	50,940	5
Contract - Landscaping	1,956	0	1,956	0
TOTAL CONTRACT MAINT.	54,191	5	54,191	5
TAXES				
Real Estate Taxes	68,658	6	68,658	6
TOTAL TAX EXPENSE	68,658	6	68,658	6

Cash Flow

For The Period Ending December 2019

Books = Cash, Accrual

	Period to Date	%	Year-to-Date	%
INSURANCE EXPENSE				
Package Insurance	17,104	2	17,104	2
Earthquake Insurance	8,516	1	8,516	1
Umbrella Insurance	1,334	0	1,334	0
TOTAL INSURANCE EXPENSE	26,954	2	26,954	2
TOTAL OPERATING EXPENSES	330,784	30	330,784	30
OTHER INCOME				
NSF Check Fees	-100	0	-100	0
Late Charges	-750	0	-750	0
Damages & Cleaning Fees	-434	0	-434	0
T/O - S/D Charges to Tenant	-7,463	-1	-7,463	-1
Interest Income	-332,970	-30	-332,970	-30
TOTAL OTHER INCOME	-341,717	-31	-341,717	-31
NET OPERATING INCOME	1,112,742	101	1,112,742	101
DEBT SERVICE EXPENSE				
Mortgage Interest	398,042	36	398,042	36
Deed Of Trust Interest	595,442	54	595,442	54
TOTAL DEBT SERVICE EXP.	993,484	90	993,484	90
NET INC.BEFORE DEP.& TAX	119,259	11	119,259	11
DEPREC. & AMORT. EXPENSES				
Cap. Improvement Deprec.	187,768	17	187,768	17
TOTAL DEPREC. & AMORT.	187,768	17	187,768	17
NET INC.(LOSS) BEF.TAXES	-68,509	-6	-68,509	-6
INCOME TAX EXPENSE				
FTB Tax Expense	-6,400	-1	-6,400	-1
TOTAL INCOME TAX EXPENSE	-6,400	-1	-6,400	-1
NET INCOME (LOSS)BK	-62,109	-6	-62,109	-6
NET INCOME (LOSS)	-62,109	-6	-62,109	-6
ADJUSTMENTS				
Association Dues	-79,509	-7	-79,509	-7
TOTAL ADMINISTRATIVE EXP	-79,509	-7	-79,509	-7
TOTAL ADJUSTMENTS	-79,509	-7	-79,509	-7
CASH FLOW	-141,618	-13	-141,618	-13

	<u>Period to Date</u>			<u>Year to Date</u>		
	Beg Cash	End Cash	Difference	Beg Cash	End Cash	Difference
1010-00-000 1010 - Checking	4,121	4,967	846	4,121	4,967	846
Total Cash	4,121	4,967	846	4,121	4,967	846

Cash Flow

For The Period Ending July 2020

Books = Cash, Accrual

	Quarter to Date	%	Year-to-Date	%
INCOME				
Rent Income	279,605	100	658,645	100
TOTAL INCOME	279,605	100	658,645	100
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	14,720	5	15,578	2
Other Renting Expenses	2,600	1	5,742	1
Credit Check Fees Rcvd	-150	0	-150	0
TOTAL RENTING EXPENSE	17,170	6	21,170	3
ADMINISTRATIVE EXPENSES				
Licenses, Fees & Permits	790	0	1,868	0
Association Dues	19,877	7	46,380	7
TOTAL ADMINISTRATIVE EXP	20,667	7	48,248	7
MANAGEMENT EXPENSES				
Offsite Mgt Fee PFI	5,678	2	11,357	2
TOTAL MANAGEMENT EXPENSE	5,678	2	11,357	2
UTILITIES EXPENSE				
Gas & Electricity	3,689	1	9,535	1
Utilities Credits or rebates	-1,230	0	-1,230	0
Water	1,825	1	4,941	1
Garbage & Trash Removal	359	0	2,569	0
TOTAL UTILITIES EXPENSE	4,642	2	15,814	2
REPAIRS & MAINTENANCE				
R&M Unit	11,971	4	27,833	4
R&M - Miscellaneous	32,152	11	41,759	6
R&M - HVAC	0	0	788	0
Maintenance Supplies	0	0	2,558	0
R&M - Cleaning Supplies	0	0	33	0
Locks & Keys	0	0	35	0
R&M - Painting Supplies	0	0	1,343	0
TOTAL REP. & MAINTENANCE	44,123	16	74,349	11
CONTRACT MAINTENANCE				
Contract R&M	0	0	11,830	2
Contract - Landscaping	0	0	-1,956	0
TOTAL CONTRACT MAINT.	0	0	9,874	1
TAXES				
Real Estate Taxes	19,005	7	44,345	7
TOTAL TAX EXPENSE	19,005	7	44,345	7
INSURANCE EXPENSE				
Package Insurance	6,049	2	14,115	2

Cash Flow

For The Period Ending July 2020

Books = Cash, Accrual

	Quarter to Date		Year-to-Date	
		%		%
Earthquake Insurance	2,250	1	5,249	1
Umbrella Insurance	450	0	1,051	0
TOTAL INSURANCE EXPENSE	8,749	3	20,415	3
TOTAL OPERATING EXPENSES	120,034	43	245,571	37
OTHER INCOME				
NSF Check Fees	-50	0	-150	0
Late Charges	0	0	-300	0
Damages & Cleaning Fees	0	0	-20	0
T/O - S/D Charges to Tenant	-4,725	-2	-4,725	-1
TOTAL OTHER INCOME	-4,775	-2	-5,195	-1
NET OPERATING INCOME	164,346	59	418,269	64
DEBT SERVICE EXPENSE				
Mortgage Interest	97,107	35	230,139	35
Deed Of Trust Interest	47,148	17	227,552	35
TOTAL DEBT SERVICE EXP.	144,255	52	457,691	69
NET INC.BEFORE DEP.& TAX	20,091	7	-39,422	-6
DEPREC. & AMORT. EXPENSES				
Cap. Improvement Deprec.	6,258	2	14,602	2
TOTAL DEPREC. & AMORT.	6,258	2	14,602	2
NET INC.(LOSS) BEF.TAXES	13,833	5	-54,024	-8
INCOME TAX EXPENSE				
FTB Tax Expense	0	0	1,600	0
TOTAL INCOME TAX EXPENSE	0	0	1,600	0
NET INCOME (LOSS)BK	13,833	5	-55,624	-8
NET INCOME (LOSS)	13,833	5	-55,624	-8
ADJUSTMENTS				
Association Dues	-19,877	-7	-46,380	-7
TOTAL ADMINISTRATIVE EXP	-19,877	-7	-46,380	-7
TOTAL ADJUSTMENTS	-19,877	-7	-46,380	-7
CASH FLOW	-6,044	-2	-102,004	-15

	Quarter to Date			Year to Date		
	Beg Cash	End Cash	Difference	Beg Cash	End Cash	Difference
1010-00-000 1010 - Checking	30,964	19,234	-11,730	4,967	19,234	14,267
Total Cash	30,964	19,234	-11,730	4,967	19,234	14,267

Exhibit A-4: Statement of Changes in Shareholders'/Partners' Equity (*Deficit*) for Professional Investors Security Fund I for period ending 8/28/2020

[Provide a statement of changes in shareholders'/partners equity (*deficit*) for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The Debtor's professionals are in the process of conducting a forensic review of the Debtor's and controlled entities' records necessary to determine changes in the shareholders'/partners' equity ownership for the controlled entities. The Debtor will submit an updated report to the Court once this information is available.

Exhibit B: Description of Operations for Professional Investors Security Fund I

[Describe the nature and extent of the Debtor's interest in the Controlled Non-Debtor Entity.

Describe the business conducted and intended to be conducted by the Controlled Non-Debtor Entity, focusing on the entity's dominant business segments.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

The Controlled Non-Debtor Entity owns a residential apartment complex which is operated by PFI. The apartment units are leased as residences to tenants.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit C: Description of Intercompany Claims

[List and describe the Controlled Non-Debtor Entity's claims against any other Controlled Non-Debtor Entity, together with the basis for such claims and whether each claim is contingent, unliquidated or disputed.]

Describe the source of this information.]

The source of this information is derived for the companies' Accounting System.

Professional Investors Security Fund I appears to be owed approximately \$4,375,443.97 by Professional Financial Investors, Inc. in intercompany receivables.

Exhibit D: Allocation of Tax Liabilities and Assets

[Describe how income, losses, tax payments, tax refunds, or other tax attributes relating to federal, state, or local taxes have been allocated between or among the Controlled Non-Debtor Entity and one or more other Controlled Non-Debtor Entities.

Include a copy of each tax sharing or tax allocation agreement to which the entity is a party with any other Controlled Non-Debtor Entity.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System and conversations with the remaining employees of the company.

Tax liabilities are not allocated among or between any other Controlled Non-Debtor Entity.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit E: Description of Controlled Non-Debtor Entity's payments of Administrative Expenses, or Professional Fees otherwise payable by a Debtor

[Describe any payment made, or obligations incurred (or claims purchased), by the Controlled Non-Debtor Entity in connection with any claims, administrative expenses, or professional fees that have been or could be asserted against any Debtor.

Describe the source of this information.]

Based on a review of the Non-Debtor Entity's Accounting System records and conversations with current employees, the Debtor is not aware of any payments made or obligations incurred by the Controlled Non-Debtor Entity that would otherwise be payable by Debtor.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

 Exhibit A: Financial Statements for Professional Investors Security Fund IV

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit A-1: Balance Sheet for Professional Investors Security Fund IV as of 8/28/2020

[Provide a balance sheet dated as of the end of the most recent 3-month period of the current fiscal year and as of the end of the preceding fiscal year.]

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.



Balance Sheet

Period = Dec 2019

Book = Accrual ; Tree = ysi_bs

		Current Balance
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1002-00-000	CASH	
1010-00-000	1010 - Checking	45,466.50
1099-00-000	TOTAL CASH	45,466.50
1180-00-000	ACCOUNTS RECEIVABLES	
1181-00-000	A/R Rent Due	4,073.00
1189-00-000	TOTAL ACCOUNTS RECEIVABLES	4,073.00
1200-00-000	RESERVES & PREPAIDS	
1205-00-000	Reserve - Insurance	673.37
1298-00-000	TOTAL RESERVES & PREPAIDS	673.37
1299-00-000	TOTAL CURRENT ASSETS	50,212.87
1300-00-000	FIXED ASSETS	
1305-00-000	Land	98,200.00
1310-00-000	Building	523,640.00
1311-00-000	Accum Depreciation	-541,181.84
1349-00-000	NET FIXED ASSETS	80,658.16
1350-00-000	ACQUISITION ASSETS	
1351-00-000	Closing Costs	23,892.32
1352-00-000	Syndication Costs	36,000.00
1353-00-000	Loan Fees	33,070.00
1354-00-000	Accum Amort Loan Fees	-30,568.13
1355-00-000	Personal Property	32,800.00
1356-00-000	Accum Depreciation Personal Property	-32,800.00
1357-00-000	Organization Costs	10,000.00
1358-00-000	Accum Amort Organization Costs	-10,000.00
1359-00-000	NET ACQUISITION ASSETS	62,394.19
1399-00-000	CAPITALIZED IMPROVEMENTS	
1400-00-000	Improvements Prior 2000	73,658.82
1401-00-000	2001 Bathroom Improvements	146.92
1402-00-000	2001 Kitchen Improvements	1,826.40
1403-00-000	2001 Floor Improvements	1,798.21
1404-00-000	2001 Window Improvements	322.34
1405-00-000	2001 Building Improvements	1,702.63
1407-00-000	2001 Other Improvements	-774.85
1408-00-000	2002 Bathroom Improvements	491.85
1409-00-000	2002 Kitchen Improvements	2,266.69
1410-00-000	2002 Floor Improvements	3,852.43
1411-00-000	2002 Window Improvements	145.01
1412-00-000	2002 Building Improvements	1,400.71
1414-00-000	2002 Other Improvements	5,528.70
1415-00-000	2002 Improvement Salaries	1,825.00
1417-00-000	2003 Kitchen Improvements	868.49
1418-00-000	2003 Floor Improvements	4,109.76
1419-00-000	2003 Window Improvements	330.80
1421-00-000	2003 Roof Improvements	6,901.00
1422-00-000	2003 Other Improvements	6,651.91
1423-00-000	2004 Bathroom Improvements	524.48
1424-00-000	2004 Kitchen Improvements	444.06
1425-00-000	2004 Floor Improvements	1,925.86

Balance Sheet

Period = Dec 2019

Book = Accrual ; Tree = ysi_bs

		Current Balance
1426-00-000	2004 Window Improvements	156.80
1429-00-000	2004 Other Improvements	1,142.38
1431-00-000	2005 Kitchen Improvements	425.48
1432-00-000	2005 Floor Improvements	1,975.94
1436-00-000	2005 Other Improvements	1,082.88
1437-00-000	2005 Improvement Salaries	4,442.61
1440-00-000	2006 Floor Improvements	1,102.00
1442-00-000	2006 Building Improvements	16,251.36
1444-00-000	2006 Other Improvements	9,365.22
1449-00-000	2007 Building Improvements	5,965.49
1451-00-000	2007 Other Improvements	1,476.28
1453-00-000	2008 Kitchen Improvements	917.45
1454-00-000	2008 Floor Improvements	2,066.30
1456-00-000	2008 Building Improvements	846.53
1465-00-000	2009 Other Improvements	21,673.17
1470-00-000	2010 Other Improvements	7,142.86
1480-00-000	2011 Other Improvements	21,711.55
1485-00-000	2012 Other Improvements	15,746.97
1490-00-000	2013 Other Improvements	16,195.93
1491-00-000	2014 Other Improvements	11,744.32
1491-00-100	2014 T/O Misc. Expense	3,119.16
1491-00-200	2014 T/O Materials	3,815.75
1491-00-300	2014 T/O Outside Vendor	7,503.62
1492-00-000	2015 Other Improvements	185.30
1492-00-100	T/O Misc. Exp.	2,367.23
1492-00-200	2015 T/O Materiales	1,698.41
1492-00-300	T/O Outside Vendor	8,647.75
1493-00-000	2016 Other Improvements	1,444.11
1493-00-200	2016 T/O Materials	177.86
1493-00-300	2016 T/O outside vendors	1,871.02
1493-00-400	2016 Hills Assessments	3,980.52
1494-00-000	2017 Other Improvements	7,082.74
1494-00-200	2017 T/O Materials	2,980.09
1494-00-300	2017 T/O Outside Vendor	9,940.00
1494-00-400	2017 Hills Assessments	4,501.95
1495-00-000	2018 Other Improvements	42,007.57
1495-00-100	2018 T/O Misc. Exp.	4,283.59
1495-00-200	2018 T/O Materials	3,393.64
1495-00-300	2018 T/O Outside Vendor	8,275.00
1495-00-400	2018 Hills Assessments	17,828.58
1496-00-000	2019 Other Improvements	121.13
1496-00-100	2019 T/O Misc. Exp.	2,439.09
1496-00-200	2019 T/O Materials	7,325.87
1496-00-300	2019 T/O Outside Vendor	23,320.00
1496-00-400	2019 Hills Assessments	12,235.05
1595-00-000	TOTAL CAPITAL IMPROVEMENTS	437,923.77
1598-00-000	Accum Deprec - Capital Improvements	305,463.41
1599-00-000	NET CAPITALIZED IMPROVEMENTS	132,460.36
1800-00-000	LONG TERM RECEIVABLES	
1850-00-000	Due To/From GP	-43,724.95
1855-00-000	Due To/From PISF, Inc.	-214,093.15
1899-00-000	TOTAL LONG TERM RECEIVABLES	-257,818.10
1999-00-000	TOTAL ASSETS	67,907.48
2000-00-000	LIABILITIES & EQUITY	

Balance Sheet

Period = Dec 2019

Book = Accrual ; Tree = ysi_bs

		Current Balance
2001-00-000	LIABILITIES	
2002-00-000	CURRENT LIABILITIES	
2005-00-000	Accounts Payable	245.00
2010-00-000	Unearned Rent	2,305.73
2099-00-000	TOTAL CURRENT LIABILITIES	2,550.73
2200-00-000	LONG TERM LIABILITIES	
2225-00-000	Deed of Trust Payable	1,625,050.00
2235-00-000	Security Deposits Liability	17,414.00
2238-00-000	Pet Deposit Payable	750.00
2240-00-000	Mortgage Payable	1,774,703.89
2998-00-000	TOTAL LONG TERM LIABILITIES	3,417,917.89
2999-00-000	TOTAL LIABILITIES	3,420,468.62
3000-00-000	EQUITY	
3030-00-000	Capital Contributions	360,000.00
3050-00-000	L.P. Distributions	-354,259.00
3055-00-000	G.P. Distributions	-63,520.00
3130-00-000	Retained Earnings	-3,181,683.77
3140-00-000	Net Income (Loss) Current	-113,098.37
3990-00-000	TOTAL EQUITY	-3,352,561.14
3998-00-000	TOTAL LIABILITIES & EQUITY	67,907.48
9999-00-000	Total of All	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual ; Tree = ysi_bs

		Current Balance
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1002-00-000	CASH	
1010-00-000	1010 - Checking	20,214.81
1099-00-000	TOTAL CASH	20,214.81
1180-00-000	ACCOUNTS RECEIVABLES	
1181-00-000	A/R Rent Due	3,590.33
1189-00-000	TOTAL ACCOUNTS RECEIVABLES	3,590.33
1200-00-000	RESERVES & PREPAIDS	
1205-00-000	Reserve - Insurance	1,616.19
1298-00-000	TOTAL RESERVES & PREPAIDS	1,616.19
1299-00-000	TOTAL CURRENT ASSETS	25,421.33
1300-00-000	FIXED ASSETS	
1305-00-000	Land	98,200.00
1310-00-000	Building	523,640.00
1311-00-000	Accum Depreciation	-523,640.00
1349-00-000	NET FIXED ASSETS	98,200.00
1350-00-000	ACQUISITION ASSETS	
1351-00-000	Closing Costs	28,850.72
1351-00-900	A/A Closing Costs	-23,892.32
1352-00-000	Syndication Costs	36,000.00
1353-00-000	Loan Fees	81,578.38
1354-00-000	Accum Amort Loan Fees	-33,201.68
1355-00-000	Personal Property	32,800.00
1356-00-000	Accum Depreciation Personal Property	-32,800.00
1357-00-000	Organization Costs	10,000.00
1358-00-000	Accum Amort Organization Costs	-10,000.00
1359-00-000	NET ACQUISITION ASSETS	89,335.10
1399-00-000	CAPITALIZED IMPROVEMENTS	
1400-00-000	Improvements Prior 2000	73,658.82
1401-00-000	2001 Bathroom Improvements	146.92
1402-00-000	2001 Kitchen Improvements	1,826.40
1403-00-000	2001 Floor Improvements	1,798.21
1404-00-000	2001 Window Improvements	322.34
1405-00-000	2001 Building Improvements	1,702.63
1407-00-000	2001 Other Improvements	-774.85
1408-00-000	2002 Bathroom Improvements	491.85
1409-00-000	2002 Kitchen Improvements	2,266.69
1410-00-000	2002 Floor Improvements	3,852.43
1411-00-000	2002 Window Improvements	145.01
1412-00-000	2002 Building Improvements	1,400.71
1414-00-000	2002 Other Improvements	5,528.70
1415-00-000	2002 Improvement Salaries	1,825.00
1417-00-000	2003 Kitchen Improvements	868.49
1418-00-000	2003 Floor Improvements	4,109.76
1419-00-000	2003 Window Improvements	330.80
1421-00-000	2003 Roof Improvements	6,901.00
1422-00-000	2003 Other Improvements	6,651.91
1423-00-000	2004 Bathroom Improvements	524.48
1424-00-000	2004 Kitchen Improvements	444.06

Balance Sheet

Period = Jul 2020

Book = Accrual ; Tree = ysi_bs

		Current Balance
1425-00-000	2004 Floor Improvements	1,925.86
1426-00-000	2004 Window Improvements	156.80
1429-00-000	2004 Other Improvements	1,142.38
1431-00-000	2005 Kitchen Improvements	425.48
1432-00-000	2005 Floor Improvements	1,975.94
1436-00-000	2005 Other Improvements	1,082.88
1437-00-000	2005 Improvement Salaries	4,442.61
1440-00-000	2006 Floor Improvements	1,102.00
1442-00-000	2006 Building Improvements	16,251.36
1444-00-000	2006 Other Improvements	9,365.22
1449-00-000	2007 Building Improvements	5,965.49
1451-00-000	2007 Other Improvements	1,476.28
1453-00-000	2008 Kitchen Improvements	917.45
1454-00-000	2008 Floor Improvements	2,066.30
1456-00-000	2008 Building Improvements	846.53
1465-00-000	2009 Other Improvements	21,673.17
1470-00-000	2010 Other Improvements	7,142.86
1480-00-000	2011 Other Improvements	21,711.55
1485-00-000	2012 Other Improvements	15,746.97
1490-00-000	2013 Other Improvements	16,195.93
1491-00-000	2014 Other Improvements	11,744.32
1491-00-100	2014 T/O Misc. Expense	3,119.16
1491-00-200	2014 T/O Materials	3,815.75
1491-00-300	2014 T/O Outside Vendor	7,503.62
1492-00-000	2015 Other Improvements	185.30
1492-00-100	T/O Misc. Exp.	2,367.23
1492-00-200	2015 T/O Materiales	1,698.41
1492-00-300	T/O Outside Vendor	8,647.75
1493-00-000	2016 Other Improvements	1,444.11
1493-00-200	2016 T/O Materials	177.86
1493-00-300	2016 T/O outside vendors	1,871.02
1493-00-400	2016 Hills Assessments	3,980.52
1494-00-000	2017 Other Improvements	7,082.74
1494-00-200	2017 T/O Materials	2,980.09
1494-00-300	2017 T/O Outside Vendor	9,940.00
1494-00-400	2017 Hills Assessments	4,501.95
1495-00-000	2018 Other Improvements	42,007.57
1495-00-100	2018 T/O Misc. Exp.	4,283.59
1495-00-200	2018 T/O Materials	3,393.64
1495-00-300	2018 T/O Outside Vendor	8,275.00
1495-00-400	2018 Hills Assessments	17,828.58
1496-00-000	2019 Other Improvements	121.13
1496-00-100	2019 T/O Misc. Exp.	2,439.09
1496-00-200	2019 T/O Materials	7,325.87
1496-00-300	2019 T/O Outside Vendor	23,320.00
1496-00-400	2019 Hills Assessments	12,235.05
1497-00-200	2020 T/O Materials	579.44
1497-00-300	2020 T/O Outside Vendor	1,810.00
1497-00-400	2020 Hills Assessments	4,681.51
1595-00-000	TOTAL CAPITAL IMPROVEMENTS	444,994.72
1598-00-000	Accum Deprec - Capital Improvements	309,327.41
1599-00-000	NET CAPITALIZED IMPROVEMENTS	135,667.31
1800-00-000	LONG TERM RECEIVABLES	
1850-00-000	Due To/From GP	-28,724.95

Balance Sheet

Period = Jul 2020

Book = Accrual ; Tree = ysi_bs

		Current Balance
1855-00-000	Due To/From PISF, Inc.	232,420.77
1899-00-000	TOTAL LONG TERM RECEIVABLES	203,695.82
1999-00-000	TOTAL ASSETS	552,319.56
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2002-00-000	CURRENT LIABILITIES	
2010-00-000	Unearned Rent	1,502.73
2020-00-000	Property Tax Payable	1,702.50
2099-00-000	TOTAL CURRENT LIABILITIES	3,205.23
2200-00-000	LONG TERM LIABILITIES	
2225-00-000	Deed of Trust Payable	1,567,050.00
2235-00-000	Security Deposits Liability	17,839.00
2238-00-000	Pet Deposit Payable	750.00
2240-00-000	Mortgage Payable	2,312,300.00
2998-00-000	TOTAL LONG TERM LIABILITIES	3,897,939.00
2999-00-000	TOTAL LIABILITIES	3,901,144.23
3000-00-000	EQUITY	
3030-00-000	Capital Contributions	360,000.00
3050-00-000	L.P. Distributions	-354,259.00
3055-00-000	G.P. Distributions	-63,520.00
3130-00-000	Retained Earnings	-3,294,782.14
3140-00-000	Net Income (Loss) Current	3,736.47
3990-00-000	TOTAL EQUITY	-3,348,824.67
3998-00-000	TOTAL LIABILITIES & EQUITY	552,319.56
9999-00-000	Total of All	0.00

Exhibit A-2: Statement of Income (*Loss*) for Professional Investors Security Fund IV for period ending 8/28/2020

[Provide a statement of income (*loss*) for the following periods:

(i) For the initial report:

- a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and
- b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual ; Tree = ysi_is

		Period to Date	%	Year to Date	%
4000-00-000	INCOME				
4005-00-000	Rent Income	256,550.00	99.81	256,550.00	99.81
4013-00-000	Pet Rent	500.00	0.19	500.00	0.19
4099-00-000	TOTAL INCOME	257,050.00	100.00	257,050.00	100.00
6001-00-000	OPERATING EXPENSE				
6002-00-000	RENTING EXPENSES				
6005-00-000	Vacancy Loss	3,351.67	1.30	3,351.67	1.30
6031-00-000	Other Renting Expenses	670.71	0.26	670.71	0.26
6040-00-000	Credit Check Fees Rcvd	-50.00	-0.02	-50.00	-0.02
6041-00-000	Credit Check Fees Paid	28.90	0.01	28.90	0.01
6049-00-000	TOTAL RENTING EXPENSE	4,001.28	1.56	4,001.28	1.56
6050-00-000	ADMINISTRATIVE EXPENSES				
6074-00-000	Licenses, Fees & Permits	606.00	0.24	606.00	0.24
6082-00-000	Association Dues	17,717.64	6.89	17,717.64	6.89
6099-00-000	TOTAL ADMINISTRATIVE EXP	18,323.64	7.13	18,323.64	7.13
6100-00-000	MANAGEMENT EXPENSES				
6120-00-000	Offsite Mgt Fee PFI	5,131.00	2.00	5,131.00	2.00
6123-00-000	Finders Fees	2,350.00	0.91	2,350.00	0.91
6199-00-000	TOTAL MANAGEMENT EXPENSE	7,481.00	2.91	7,481.00	2.91
6200-00-000	UTILITIES EXPENSE				
6205-00-000	Gas & Electricity	1,830.08	0.71	1,830.08	0.71
6205-00-100	Utilities Credits or rebates	-309.90	-0.12	-309.90	-0.12
6215-00-000	Water	2,616.16	1.02	2,616.16	1.02
6220-00-000	Garbage & Trash Removal	192.00	0.07	192.00	0.07
6249-00-000	TOTAL UTILITIES EXPENSE	4,328.34	1.68	4,328.34	1.68
6275-00-000	REPAIRS & MAINTENANCE				
6275-00-010	R&M Unit	544.85	0.21	544.85	0.21
6320-00-000	Maintenance Supplies	91.53	0.04	91.53	0.04
6331-00-000	Locks & Keys	17.57	0.01	17.57	0.01
6349-00-000	TOTAL REP. & MAINTENANCE	653.95	0.25	653.95	0.25
6350-00-000	CONTRACT MAINTENANCE				
6355-00-000	Contract - Plumbing/Sewer	1,376.67	0.54	1,376.67	0.54
6362-00-000	Contract R&M	15,315.00	5.96	15,315.00	5.96
6370-00-000	Contract - Landscaping	978.12	0.38	978.12	0.38
6399-00-000	TOTAL CONTRACT MAINT.	17,669.79	6.87	17,669.79	6.87
6400-00-000	TAXES				
6410-00-000	Real Estate Taxes	20,229.79	7.87	20,229.79	7.87
6449-00-000	TOTAL TAX EXPENSE	20,229.79	7.87	20,229.79	7.87
6450-00-000	INSURANCE EXPENSE				
6460-00-000	Package Insurance	5,481.84	2.13	5,481.84	2.13
6465-00-000	Earthquake Insurance	2,825.33	1.10	2,825.33	1.10
6467-00-000	Umbrella Insurance	399.96	0.16	399.96	0.16
6498-00-000	TOTAL INSURANCE EXPENSE	8,707.13	3.39	8,707.13	3.39
6499-00-000	TOTAL OPERATING EXPENSES	81,394.92	31.66	81,394.92	31.66
6500-00-000	OTHER INCOME				

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual ; Tree = ysi_is

		Period to Date		%	Year to Date		%
6520-00-000	Pet Rent	-200.00		-0.08	-200.00		-0.08
6540-00-000	NSF Check Fees	-25.00		-0.01	-25.00		-0.01
6545-00-000	Late Charges	-300.00		-0.12	-300.00		-0.12
6560-00-000	Damages & Cleaning Fees	-81.00		-0.03	-81.00		-0.03
6575-00-000	T/O - S/D Charges to Tenant	-890.00		-0.35	-890.00		-0.35
6580-00-000	Miscellaneous Income	-70.00		-0.03	-70.00		-0.03
6595-00-000	TOTAL OTHER INCOME	-1,566.00		-0.61	-1,566.00		-0.61
6599-00-000	NET OPERATING INCOME	177,221.08		68.94	177,221.08		68.94
6605-00-000	DEBT SERVICE EXPENSE						
6610-00-000	Mortgage Interest	78,037.07		30.36	78,037.07		30.36
6620-00-000	Deed Of Trust Interest	149,251.38		58.06	149,251.38		58.06
6660-00-000	TOTAL DEBT SERVICE EXP.	227,288.45		88.42	227,288.45		88.42
6670-00-000	NET INC.BEFORE DEP.& TAX	-50,067.37		-19.48	-50,067.37		-19.48
6700-00-000	DEPREC. & AMORT. EXPENSES						
6710-00-000	Building Depreciation	17,541.84		6.82	17,541.84		6.82
6730-00-000	Cap. Improvement Deprec.	47,241.00		18.38	47,241.00		18.38
6750-00-000	Loan Fee Amortization	1,448.40		0.56	1,448.40		0.56
6770-00-000	TOTAL DEPREC. & AMORT.	66,231.24		25.77	66,231.24		25.77
6799-00-000	NET INC.(LOSS) BEF.TAXES	-116,298.61		-45.24	-116,298.61		-45.24
6805-00-000	INCOME TAX EXPENSE						
6820-00-000	FTB Tax Expense	-3,200.24		-1.25	-3,200.24		-1.25
6850-00-000	TOTAL INCOME TAX EXPENSE	-3,200.24		-1.25	-3,200.24		-1.25
6900-00-000	NET INCOME (LOSS)BK	-113,098.37		-44.00	-113,098.37		-44.00
7099-00-000	NET INCOME (LOSS)	-113,098.37		-44.00	-113,098.37		-44.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual ; Tree = ysi_is

		Period to Date	%	Year to Date	%
4000-00-000	INCOME				
4005-00-000	Rent Income	153,600.00	99.77	153,600.00	99.77
4013-00-000	Pet Rent	350.00	0.23	350.00	0.23
4099-00-000	TOTAL INCOME	153,950.00	100.00	153,950.00	100.00
6001-00-000	OPERATING EXPENSE				
6002-00-000	RENTING EXPENSES				
6005-00-000	Vacancy Loss	1,408.34	0.91	1,408.34	0.91
6040-00-000	Credit Check Fees Rcvd	-50.00	-0.03	-50.00	-0.03
6041-00-000	Credit Check Fees Paid	14.45	0.01	14.45	0.01
6049-00-000	TOTAL RENTING EXPENSE	1,372.79	0.89	1,372.79	0.89
6050-00-000	ADMINISTRATIVE EXPENSES				
6074-00-000	Licenses, Fees & Permits	564.00	0.37	564.00	0.37
6082-00-000	Association Dues	10,335.29	6.71	10,335.29	6.71
6099-00-000	TOTAL ADMINISTRATIVE EXP	10,899.29	7.08	10,899.29	7.08
6100-00-000	MANAGEMENT EXPENSES				
6120-00-000	Offsite Mgt Fee PFI	2,631.00	1.71	2,631.00	1.71
6199-00-000	TOTAL MANAGEMENT EXPENSE	2,631.00	1.71	2,631.00	1.71
6200-00-000	UTILITIES EXPENSE				
6205-00-000	Gas & Electricity	1,949.55	1.27	1,949.55	1.27
6205-00-100	Utilities Credits or rebates	-343.26	-0.22	-343.26	-0.22
6215-00-000	Water	1,316.93	0.86	1,316.93	0.86
6220-00-000	Garbage & Trash Removal	288.00	0.19	288.00	0.19
6249-00-000	TOTAL UTILITIES EXPENSE	3,211.22	2.09	3,211.22	2.09
6275-00-000	REPAIRS & MAINTENANCE				
6275-00-010	R&M Unit	1,125.14	0.73	1,125.14	0.73
6275-00-025	R&M - Plumbing	462.50	0.30	462.50	0.30
6275-00-145	R&M - Miscellaneous	38.70	0.03	38.70	0.03
6331-00-000	Locks & Keys	39.45	0.03	39.45	0.03
6349-00-000	TOTAL REP. & MAINTENANCE	1,665.79	1.08	1,665.79	1.08
6350-00-000	CONTRACT MAINTENANCE				
6362-00-000	Contract R&M	3,325.00	2.16	3,325.00	2.16
6370-00-000	Contract - Landscaping	-978.12	-0.64	-978.12	-0.64
6399-00-000	TOTAL CONTRACT MAINT.	2,346.88	1.52	2,346.88	1.52
6400-00-000	TAXES				
6410-00-000	Real Estate Taxes	11,917.50	7.74	11,917.50	7.74
6449-00-000	TOTAL TAX EXPENSE	11,917.50	7.74	11,917.50	7.74
6450-00-000	INSURANCE EXPENSE				
6460-00-000	Package Insurance	4,550.70	2.96	4,550.70	2.96
6465-00-000	Earthquake Insurance	1,741.25	1.13	1,741.25	1.13
6467-00-000	Umbrella Insurance	315.14	0.20	315.14	0.20
6498-00-000	TOTAL INSURANCE EXPENSE	6,607.09	4.29	6,607.09	4.29
6499-00-000	TOTAL OPERATING EXPENSES	40,651.56	26.41	40,651.56	26.41
6500-00-000	OTHER INCOME				
6545-00-000	Late Charges	-225.00	-0.15	-225.00	-0.15
6560-00-000	Damages & Cleaning Fees	-5.00	0.00	-5.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual ; Tree = ysi_is

		Period to Date	%	Year to Date	%
6575-00-000	T/O - S/D Charges to Tenant	-360.00	-0.23	-360.00	-0.23
6580-00-000	Miscellaneous Income	-1.00	0.00	-1.00	0.00
6595-00-000	TOTAL OTHER INCOME	-591.00	-0.38	-591.00	-0.38
6599-00-000	NET OPERATING INCOME	113,889.44	73.98	113,889.44	73.98
6605-00-000	DEBT SERVICE EXPENSE				
6610-00-000	Mortgage Interest	38,175.54	24.80	38,175.54	24.80
6620-00-000	Deed Of Trust Interest	58,329.40	37.89	58,329.40	37.89
6660-00-000	TOTAL DEBT SERVICE EXP.	96,504.94	62.69	96,504.94	62.69
6670-00-000	NET INC.BEFORE DEP.& TAX	17,384.50	11.29	17,384.50	11.29
6700-00-000	DEPREC. & AMORT. EXPENSES				
6710-00-000	Building Depreciation	-17,541.84	-11.39	-17,541.84	-11.39
6730-00-000	Cap. Improvement Deprec.	3,864.00	2.51	3,864.00	2.51
6740-00-000	Closing Cost Amortization	23,892.32	15.52	23,892.32	15.52
6750-00-000	Loan Fee Amortization	2,633.55	1.71	2,633.55	1.71
6770-00-000	TOTAL DEPREC. & AMORT.	12,848.03	8.35	12,848.03	8.35
6799-00-000	NET INC.(LOSS) BEF.TAXES	4,536.47	2.95	4,536.47	2.95
6805-00-000	INCOME TAX EXPENSE				
6820-00-000	FTB Tax Expense	800.00	0.52	800.00	0.52
6850-00-000	TOTAL INCOME TAX EXPENSE	800.00	0.52	800.00	0.52
6900-00-000	NET INCOME (LOSS)BK	3,736.47	2.43	3,736.47	2.43
7099-00-000	NET INCOME (LOSS)	3,736.47	2.43	3,736.47	2.43

Exhibit A-3: Statement of Cash Flows for **Professional Investors Security Fund IV** for period ending 8/28/2020

[Provide a statement of changes in cash position for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Cash Flow

For The Period Ending December 2019

Books = Cash, Accrual

	Period to Date	%	Year-to-Date	%
INCOME				
Rent Income	1,101,810	100	1,101,810	100
TOTAL INCOME	1,101,810	100	1,101,810	100
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	30,663	3	30,663	3
Promo/Move-In Incentives	5,590	1	5,590	1
Credit Check Fees Rcvd	-300	0	-300	0
Credit Check Fees Paid	173	0	173	0
TOTAL RENTING EXPENSE	36,127	3	36,127	3
ADMINISTRATIVE EXPENSES				
Licenses, Fees & Permits	1,952	0	1,952	0
Association Dues	79,509	7	79,509	7
TOTAL ADMINISTRATIVE EXP	81,461	7	81,461	7
MANAGEMENT EXPENSES				
Offsite Mgt Fee PFI	22,039	2	22,039	2
TOTAL MANAGEMENT EXPENSE	22,039	2	22,039	2
UTILITIES EXPENSE				
Gas & Electricity	14,182	1	14,182	1
Utilities Credits or rebates	-1,129	0	-1,129	0
Water	10,693	1	10,693	1
Garbage & Trash Removal	1,094	0	1,094	0
TOTAL UTILITIES EXPENSE	24,841	2	24,841	2
REPAIRS & MAINTENANCE				
R&M Unit	4,803	0	4,803	0
R&M - Miscellaneous	3,925	0	3,925	0
R&M - Misc. Cleaning	3,300	0	3,300	0
Maint. Salaries	4,000	0	4,000	0
Maintenance Supplies	173	0	173	0
R&M - Electrical Supplies	277	0	277	0
Locks & Keys	35	0	35	0
TOTAL REP. & MAINTENANCE	16,513	1	16,513	1
CONTRACT MAINTENANCE				
Contract - Plumbing/Sewer	1,295	0	1,295	0
Contract R&M	50,940	5	50,940	5
Contract - Landscaping	1,956	0	1,956	0
TOTAL CONTRACT MAINT.	54,191	5	54,191	5
TAXES				
Real Estate Taxes	68,658	6	68,658	6
TOTAL TAX EXPENSE	68,658	6	68,658	6

Cash Flow

For The Period Ending December 2019

Books = Cash, Accrual

	Period to Date	%	Year-to-Date	%
INSURANCE EXPENSE				
Package Insurance	17,104	2	17,104	2
Earthquake Insurance	8,516	1	8,516	1
Umbrella Insurance	1,334	0	1,334	0
TOTAL INSURANCE EXPENSE	26,954	2	26,954	2
TOTAL OPERATING EXPENSES	330,784	30	330,784	30
OTHER INCOME				
NSF Check Fees	-100	0	-100	0
Late Charges	-750	0	-750	0
Damages & Cleaning Fees	-434	0	-434	0
T/O - S/D Charges to Tenant	-7,463	-1	-7,463	-1
Interest Income	-332,970	-30	-332,970	-30
TOTAL OTHER INCOME	-341,717	-31	-341,717	-31
NET OPERATING INCOME	1,112,742	101	1,112,742	101
DEBT SERVICE EXPENSE				
Mortgage Interest	398,042	36	398,042	36
Deed Of Trust Interest	595,442	54	595,442	54
TOTAL DEBT SERVICE EXP.	993,484	90	993,484	90
NET INC.BEFORE DEP.& TAX	119,259	11	119,259	11
DEPREC. & AMORT. EXPENSES				
Cap. Improvement Deprec.	187,768	17	187,768	17
TOTAL DEPREC. & AMORT.	187,768	17	187,768	17
NET INC.(LOSS) BEF.TAXES	-68,509	-6	-68,509	-6
INCOME TAX EXPENSE				
FTB Tax Expense	-6,400	-1	-6,400	-1
TOTAL INCOME TAX EXPENSE	-6,400	-1	-6,400	-1
NET INCOME (LOSS)BK	-62,109	-6	-62,109	-6
NET INCOME (LOSS)	-62,109	-6	-62,109	-6
ADJUSTMENTS				
Association Dues	-79,509	-7	-79,509	-7
TOTAL ADMINISTRATIVE EXP	-79,509	-7	-79,509	-7
TOTAL ADJUSTMENTS	-79,509	-7	-79,509	-7
CASH FLOW	-141,618	-13	-141,618	-13

	<u>Period to Date</u>			<u>Year to Date</u>		
	Beg Cash	End Cash	Difference	Beg Cash	End Cash	Difference
1010-00-000 1010 - Checking	4,121	4,967	846	4,121	4,967	846
Total Cash	4,121	4,967	846	4,121	4,967	846

Cash Flow

For The Period Ending July 2020

Books = Cash, Accrual

	Quarter to Date	%	Year-to-Date	%
INCOME				
Rent Income	133,397	100	307,684	100
Pet Rent	300	0	700	0
TOTAL INCOME	133,697	100	308,384	100
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	0	0	2,817	1
Credit Check Fees Rcvd	0	0	-100	0
Credit Check Fees Paid	0	0	29	0
TOTAL RENTING EXPENSE	0	0	2,746	1
ADMINISTRATIVE EXPENSES				
Licenses, Fees & Permits	510	0	1,128	0
Association Dues	8,859	7	20,671	7
TOTAL ADMINISTRATIVE EXP	9,369	7	21,799	7
MANAGEMENT EXPENSES				
Offsite Mgt Fee PFI	2,646	2	5,262	2
TOTAL MANAGEMENT EXPENSE	2,646	2	5,262	2
UTILITIES EXPENSE				
Gas & Electricity	2,332	2	3,899	1
Utilities Credits or rebates	-687	-1	-687	0
Water	1,143	1	2,634	1
Garbage & Trash Removal	0	0	576	0
TOTAL UTILITIES EXPENSE	2,788	2	6,422	2
REPAIRS & MAINTENANCE				
R&M Unit	866	1	2,250	1
R&M - Plumbing	0	0	925	0
R&M - Miscellaneous	77	0	77	0
Locks & Keys	0	0	79	0
TOTAL REP. & MAINTENANCE	943	1	3,332	1
CONTRACT MAINTENANCE				
Contract R&M	0	0	6,895	2
Contract - Landscaping	0	0	-1,956	-1
TOTAL CONTRACT MAINT.	0	0	4,939	2
TAXES				
Real Estate Taxes	10,215	8	23,835	8
TOTAL TAX EXPENSE	10,215	8	23,835	8
INSURANCE EXPENSE				
Package Insurance	3,901	3	9,101	3
Earthquake Insurance	1,493	1	3,483	1
Umbrella Insurance	270	0	630	0

Cash Flow

For The Period Ending July 2020

Books = Cash, Accrual

	<u>Quarter to Date</u>		<u>Year-to-Date</u>	
		<u>%</u>		<u>%</u>
TOTAL INSURANCE EXPENSE	5,663	4	13,214	4
TOTAL OPERATING EXPENSES	31,624	24	81,548	26
OTHER INCOME				
Late Charges	119	0	-450	0
Damages & Cleaning Fees	-15	0	-15	0
T/O - S/D Charges to Tenant	0	0	-720	0
Miscellaneous Income	0	0	-2	0
TOTAL OTHER INCOME	104	0	-1,187	0
NET OPERATING INCOME	101,969	76	228,023	74
DEBT SERVICE EXPENSE				
Mortgage Interest	39,315	29	76,351	25
Deed Of Trust Interest	22,684	17	116,659	38
TOTAL DEBT SERVICE EXP.	61,999	46	193,010	63
NET INC.BEFORE DEP.& TAX	39,970	30	35,013	11
DEPREC. & AMORT. EXPENSES				
Building Depreciation	0	0	-35,084	-11
Cap. Improvement Deprec.	3,312	2	7,728	3
Closing Cost Amortization	0	0	47,785	15
Loan Fee Amortization	198	0	5,267	2
TOTAL DEPREC. & AMORT.	3,510	3	25,696	8
NET INC.(LOSS) BEF.TAXES	36,461	27	9,317	3
INCOME TAX EXPENSE				
FTB Tax Expense	0	0	1,600	1
TOTAL INCOME TAX EXPENSE	0	0	1,600	1
NET INCOME (LOSS)BK	36,461	27	7,717	3
NET INCOME (LOSS)	36,461	27	7,717	3
ADJUSTMENTS				
Association Dues	-8,859	-7	-20,671	-7
TOTAL ADMINISTRATIVE EXP	-8,859	-7	-20,671	-7
TOTAL ADJUSTMENTS	-8,859	-7	-20,671	-7
CASH FLOW	27,602	21	-12,954	-4

	<u>Quarter to Date</u>			<u>Year to Date</u>		
	Beg Cash	End Cash	Difference	Beg Cash	End Cash	Difference
1010-00-000 1010 - Checking	18,778	40,430	21,652	90,933	40,430	-50,503
1015-00-000 1015 -Reserve Account	0	0	0	0	0	0
Total Cash	18,778	40,430	21,652	90,933	40,430	-50,503

Exhibit A-4: Statement of Changes in Shareholders'/Partners' Equity (*Deficit*) for Professional Investors Security Fund IV for period ending 8/28/2020

[Provide a statement of changes in shareholders'/partners equity (*deficit*) for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The Debtor's professionals are in the process of conducting a forensic review of the Debtor's and controlled entities' records necessary to determine changes in the shareholders'/partners' equity ownership for the controlled entities. The Debtor will submit an updated report to the Court once this information is available.

Exhibit B: Description of Operations for Professional Investors Security Fund IV

[Describe the nature and extent of the Debtor's interest in the Controlled Non-Debtor Entity.

Describe the business conducted and intended to be conducted by the Controlled Non-Debtor Entity, focusing on the entity's dominant business segments.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

The Controlled Non-Debtor Entity owns a residential apartment complex which is operated by PFI. The apartment units are leased as residences to tenants.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit C: Description of Intercompany Claims

[List and describe the Controlled Non-Debtor Entity's claims against any other Controlled Non-Debtor Entity, together with the basis for such claims and whether each claim is contingent, unliquidated or disputed.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

It appears as if the Professional Investors Security Fund, Inc. owes Professional Investors Security Fund IV approximately \$232,420.77 in intercompany receivables.

Exhibit D: Allocation of Tax Liabilities and Assets

[Describe how income, losses, tax payments, tax refunds, or other tax attributes relating to federal, state, or local taxes have been allocated between or among the Controlled Non-Debtor Entity and one or more other Controlled Non-Debtor Entities.

Include a copy of each tax sharing or tax allocation agreement to which the entity is a party with any other Controlled Non-Debtor Entity.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System and conversations with the remaining employees of the company.

Tax liabilities are not allocated among or between any other Controlled Non-Debtor Entity.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit E: Description of Controlled Non-Debtor Entity's payments of Administrative Expenses, or Professional Fees otherwise payable by a Debtor

[Describe any payment made, or obligations incurred (or claims purchased), by the Controlled Non-Debtor Entity in connection with any claims, administrative expenses, or professional fees that have been or could be asserted against any Debtor.

Describe the source of this information.]

Based on a review of the Non-Debtor Entity's Accounting System records and conversations with current employees, the Debtor is not aware of any payments made or obligations incurred by the Controlled Non-Debtor Entity that would otherwise be payable by Debtor.



Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

 Exhibit A: Financial Statements for Professional Investors Security Fund VII

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit A-1: Balance Sheet for Professional Investors Security Fund VII as of 8/29/2020

[Provide a balance sheet dated as of the end of the most recent 3-month period of the current fiscal year and as of the end of the preceding fiscal year.]

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.



PROFESSIONAL INVESTORS SECURITY FUND VII
STATEMENT OF ASSETS AND LIABILITIES
DECEMBER 31, 2019
(Unaudited)

ASSETS

CURRENT ASSETS

Cash on Hand	\$ 8,395
A/R Rent Due	1,117
Prepaid Insurance	<u>2,411</u>
Total Current Assets	<u>11,923</u>

FIXED ASSETS

Land	492,000
Building	1,968,000
Property Improvements	2,406,090
Personal Property	140,000
Syndication Costs	96,000
Organization costs	15,000
Loan Fees	375,330
Closing Costs	<u>42,915</u>
Total Fixed Assets	5,535,335
Less: Accumulated Depreciation	<u>3,996,915</u>
Net Fixed Assets	<u>1,538,420</u>

TOTAL ASSETS

\$ 1,550,342

For Internal Management Purposes Only

PROFESSIONAL INVESTORS SECURITY FUND VII
STATEMENT OF ASSETS AND LIABILITIES
DECEMBER 31, 2019
(Unaudited)

LIABILITIES

CURRENT LIABILITIES

Accounts Payable	\$ 11,010
Unearned Rent	1,444
FTB Taxes Payable	67
Total Current Liabilities	<u>12,521</u>

LONG TERM LIABILITIES

Security Deposits Payable	62,170
Deed of Trust Payable	6,050,000
Mortgage & Loans Payable	<u>8,451,259</u>
Total Long Term Liabilities	<u>14,563,429</u>

TOTAL LIABILITIES	<u><u>14,575,950</u></u>
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EQUITY

Membership Capitalization	960,000
Retained Earnings	(5,609,190)
LP Distribution	(7,846,385)
GP Distribution	(113,531)
Current Net Income	<u>(416,502)</u>
Total Equity	<u>(13,025,608)</u>

TOTAL LIABILITIES AND EQUITY	<u><u>\$ 1,550,342</u></u>
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For Internal Management Purposes Only

Balance Sheet

Period = Jul 2020

Book = Accrual ; Tree = ysi_bs

		Current Balance
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1002-00-000	CASH	
1010-00-000	1010 - Checking	42,044.21
1090-00-000	Petty Cash	600.00
1099-00-000	TOTAL CASH	42,644.21
1180-00-000	ACCOUNTS RECEIVABLES	
1181-00-000	A/R Rent Due	11,894.83
1189-00-000	TOTAL ACCOUNTS RECEIVABLES	11,894.83
1200-00-000	RESERVES & PREPAIDS	
1205-00-000	Reserve - Insurance	5,289.79
1298-00-000	TOTAL RESERVES & PREPAIDS	5,289.79
1299-00-000	TOTAL CURRENT ASSETS	59,828.83
1300-00-000	FIXED ASSETS	
1305-00-000	Land	492,000.00
1310-00-000	Building	1,968,000.00
1311-00-000	Accum Depreciation	-1,968,000.00
1349-00-000	NET FIXED ASSETS	492,000.00
1350-00-000	ACQUISITION ASSETS	
1351-00-000	Closing Costs	42,914.82
1351-00-900	A/A Closing Costs	-6,794.78
1352-00-000	Syndication Costs	96,000.00
1353-00-000	Loan Fees	375,330.06
1354-00-000	Accum Amort Loan Fees	-190,409.34
1355-00-000	Personal Property	140,000.00
1356-00-000	Accum Depreciation Personal Property	-140,000.00
1357-00-000	Organization Costs	15,000.00
1358-00-000	Accum Amort Organization Costs	-15,000.00
1359-00-000	NET ACQUISITION ASSETS	317,040.76
1399-00-000	CAPITALIZED IMPROVEMENTS	
1400-00-000	Improvements Prior 2000	388,105.09
1401-00-000	2001 Bathroom Improvements	2,634.42
1402-00-000	2001 Kitchen Improvements	3,315.15
1403-00-000	2001 Floor Improvements	6,142.60
1404-00-000	2001 Window Improvements	725.08
1405-00-000	2001 Building Improvements	1,913.57
1406-00-000	2001 Roof Improvements	2,122.99
1407-00-000	2001 Other Improvements	12,786.72
1408-00-000	2002 Bathroom Improvements	777.53
1409-00-000	2002 Kitchen Improvements	1,605.82
1410-00-000	2002 Floor Improvements	5,905.96
1411-00-000	2002 Window Improvements	548.39
1412-00-000	2002 Building Improvements	1,290.24
1413-00-000	2002 Roof Improvements	171.00
1414-00-000	2002 Other Improvements	69,543.56
1415-00-000	2002 Improvement Salaries	2,568.00
1416-00-000	2003 Bathroom Improvements	1,115.09
1417-00-000	2003 Kitchen Improvements	2,169.57
1418-00-000	2003 Floor Improvements	10,102.52
1419-00-000	2003 Window Improvements	1,379.33

Balance Sheet

Period = Jul 2020

Book = Accrual ; Tree = ysi_bs

		Current Balance
1420-00-000	2003 Building Improvements	108.00
1421-00-000	2003 Roof Improvements	36,410.00
1422-00-000	2003 Other Improvements	18,419.45
1424-00-000	2004 Kitchen Improvements	3,289.60
1425-00-000	2004 Floor Improvements	21,130.30
1426-00-000	2004 Window Improvements	2,135.98
1427-00-000	2004 Building Improvements	10,658.04
1429-00-000	2004 Other Improvements	4,532.70
1430-00-000	2005 Bathroom Improvements	591.10
1431-00-000	2005 Kitchen Improvements	3,543.68
1432-00-000	2005 Floor Improvements	10,015.80
1433-00-000	2005 Window Improvements	799.62
1435-00-000	2005 Roof Improvements	1,327.50
1436-00-000	2005 Other Improvements	14,171.65
1437-00-000	2005 Improvement Salaries	8,607.61
1438-00-000	2006 Bathroom Improvements	1,671.74
1439-00-000	2006 Kitchen Improvements	2,925.44
1440-00-000	2006 Floor Improvements	8,841.77
1441-00-000	2006 Window Improvements	593.10
1443-00-000	2006 Roof Improvements	14,733.50
1444-00-000	2006 Other Improvements	85,439.76
1445-00-000	2007 Bathroom Improvements	13,973.74
1446-00-000	2007 Kitchen Improvements	2,919.95
1447-00-000	2007 Floor Improvements	8,340.98
1448-00-000	2007 Window Improvements	888.51
1449-00-000	2007 Building Improvements	10,567.40
1450-00-000	2007 Roof Improvements	42,567.92
1451-00-000	2007 Other Improvements	91,604.36
1452-00-000	2008 Bathroom Improvements	5,323.90
1453-00-000	2008 Kitchen Improvements	2,690.00
1454-00-000	2008 Floor Improvements	6,115.30
1456-00-000	2008 Building Improvements	5,551.39
1457-00-000	2008 Roof Improvements	22,216.84
1458-00-000	2008 Other Improvements	103,979.50
1465-00-000	2009 Other Improvements	69,367.87
1470-00-000	2010 Other Improvements	32,111.14
1480-00-000	2011 Other Improvements	33,035.76
1485-00-000	2012 Other Improvements	94,322.55
1490-00-000	2013 Other Improvements	71,892.57
1491-00-000	2014 Other Improvements	26,842.54
1491-00-100	2014 T/O Misc. Expense	10,863.89
1491-00-200	2014 T/O Materials	12,120.88
1491-00-300	2014 T/O Outside Vendor	23,669.19
1492-00-000	2015 Other Improvements	13,010.69
1492-00-100	T/O Misc. Exp.	10,682.09
1492-00-200	2015 T/O Materiales	16,788.81
1492-00-300	T/O Outside Vendor	46,949.69
1493-00-000	2016 Other Improvements	81,565.13
1493-00-100	2016 T/O Misc. Exp.	23,060.31
1493-00-200	2016 T/O Materials	34,056.59
1493-00-300	2016 T/O outside vendors	93,106.72
1494-00-000	2017 Other Improvements	84,001.30
1494-00-100	2017 T/O Misc. Exp.	2,584.28
1494-00-200	2017 T/O Materials	29,544.07
1494-00-300	2017 T/O Outside Vendor	36,773.32

Balance Sheet

Period = Jul 2020

Book = Accrual ; Tree = ysi_bs

		Current Balance
1495-00-000	2018 Other Improvements	119,284.57
1495-00-100	2018 T/O Misc. Exp.	4,736.05
1495-00-200	2018 T/O Materials	13,219.56
1495-00-300	2018 T/O Outside Vendor	17,731.63
1496-00-000	2019 Other Improvements	172,518.26
1496-00-100	2019 T/O Misc. Exp.	8,312.10
1496-00-200	2019 T/O Materials	36,106.88
1496-00-300	2019 T/O Outside Vendor	106,850.00
1497-00-000	2020 Other Improvements	35,286.42
1497-00-100	2020 T/O Misc. Exp.	1,482.40
1497-00-200	2020 T/O Materials	10,553.79
1497-00-300	2020 T/O Outside Vendor	31,100.38
1595-00-000	TOTAL CAPITAL IMPROVEMENTS	2,485,140.19
1598-00-000	Accum Deprec - Capital Improvements	2,057,819.91
1599-00-000	NET CAPITALIZED IMPROVEMENTS	427,320.28
1800-00-000	LONG TERM RECEIVABLES	
1840-00-041	LLC 41	374.85
1850-00-000	Due To/From GP	37,200.00
1855-00-000	Due To/From PISF, Inc.	1,231,532.82
1875-00-000	1222 Due to/from	375.08
1899-00-000	TOTAL LONG TERM RECEIVABLES	1,269,482.75
1999-00-000	TOTAL ASSETS	2,565,672.62
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2002-00-000	CURRENT LIABILITIES	
2005-00-000	Accounts Payable	7,747.15
2010-00-000	Unearned Rent	2,599.81
2015-00-000	FTB Taxes Payable	66.67
2020-00-000	Property Tax Payable	7,875.78
2099-00-000	TOTAL CURRENT LIABILITIES	18,289.41
2200-00-000	LONG TERM LIABILITIES	
2225-00-000	Deed of Trust Payable	6,050,000.00
2235-00-000	Security Deposits Liability	71,865.01
2240-00-000	Mortgage Payable	9,500,000.00
2998-00-000	TOTAL LONG TERM LIABILITIES	15,621,865.01
2999-00-000	TOTAL LIABILITIES	15,640,154.42
3000-00-000	EQUITY	
3030-00-000	Capital Contributions	960,000.00
3050-00-000	L.P. Distributions	-7,846,384.83
3055-00-000	G.P. Distributions	-113,531.26
3084-00-000	InterCo PFI - 7 Merry	-375.07
3130-00-000	Retained Earnings	-6,025,691.43
3140-00-000	Net Income (Loss) Current	-48,499.21
3990-00-000	TOTAL EQUITY	-13,074,481.80
3998-00-000	TOTAL LIABILITIES & EQUITY	2,565,672.62
9999-00-000	Total of All	0.00

Exhibit A-2: Statement of Income (*Loss*) for Professional Investors Security Fund VII for period ending 8/29/2020

[Provide a statement of income (*loss*) for the following periods:

(i) For the initial report:

- a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and
- b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

**PROFESSIONAL FINANCIAL INVESTORS VII
STATEMENT OF INCOME AND EXPENSES
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2019
(Unaudited)**

INCOME:

Rental Income	\$ 1,186,590
Other Income	136,530
Gross Income	<u>1,323,120</u>
Less: Vacancy Loss	<u>65,907</u>
Effective Net Income	<u>1,257,213</u>

OPERATING EXPENSES:

Renting Expense	6,091
Office Expense	143
Outside Services	80
Licenses, Fees and Permit	1,994
Security	1,541
Offsite Manager	23,743
Onsite Manager	41,531
Utilities	64,884
Repairs and Maintenance	95,247
Real Estate and Other Taxes	91,382
Insurance	32,774
Deed of Trust Interest Interest	544,500
Mortgage Interest	<u>362,900</u>

Total Operating Expenses	<u>1,266,808</u>
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Net Income before Depreciation	(9,596)
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Less: Depreciation Expense	<u>406,906</u>
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NET INCOME	<u>\$ (416,502)</u>
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For Internal Management Purposes Only

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

		Period to Date	%	Year to Date	%
4000-00-000	INCOME				
4005-00-000	Rent Income	707,305.00	99.40	707,305.00	99.40
4014-00-000	Laundry income	4,087.79	0.57	4,087.79	0.57
4017-00-000	Utility Income	13.75	0.00	13.75	0.00
4018-00-000	Storage Income	175.00	0.02	175.00	0.02
4099-00-000	TOTAL INCOME	711,581.54	100.00	711,581.54	100.00
6000-00-000	EXPENSES				
6001-00-000	OPERATING EXPENSE				
6002-00-000	RENTING EXPENSES				
6005-00-000	Vacancy Loss	41,905.49	5.89	41,905.49	5.89
6011-00-000	Promo/Move-In Incentives	5,645.00	0.79	5,645.00	0.79
6025-00-000	Signs	175.28	0.02	175.28	0.02
6031-00-000	Other Renting Expenses	1,032.17	0.15	1,032.17	0.15
6040-00-000	Credit Check Fees Rcvd	-225.00	-0.03	-225.00	-0.03
6041-00-000	Credit Check Fees Paid	187.85	0.03	187.85	0.03
6049-00-000	TOTAL RENTING EXPENSE	48,720.79	6.85	48,720.79	6.85
6050-00-000	ADMINISTRATIVE EXPENSES				
6070-00-000	Office Expense	566.02	0.08	566.02	0.08
6074-00-000	Licenses, Fees & Permits	2,020.20	0.28	2,020.20	0.28
6099-00-000	TOTAL ADMINISTRATIVE EXP	2,586.22	0.36	2,586.22	0.36
6100-00-000	MANAGEMENT EXPENSES				
6110-00-000	Manager - Apartment Unit	7,875.00	1.11	7,875.00	1.11
6110-00-001	PFI-Mgr Apartment	22,400.00	3.15	22,400.00	3.15
6113-00-000	Manager Salary	18,523.68	2.60	18,523.68	2.60
6114-00-000	Manager Utility Expense	350.00	0.05	350.00	0.05
6120-00-000	Offsite Mgt Fee PFI	12,124.30	1.70	12,124.30	1.70
6134-00-000	Postage	31.10	0.00	31.10	0.00
6191-00-000	Security Costs	908.79	0.13	908.79	0.13
6199-00-000	TOTAL MANAGEMENT EXPENSE	62,212.87	8.74	62,212.87	8.74

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

		Period to Date	%	Year to Date	%
6200-00-000	UTILITIES EXPENSE				
6205-00-000	Gas & Electricity	8,803.95	1.24	8,803.95	1.24
6205-00-100	Utilities Credits or rebates	-1,386.55	-0.19	-1,386.55	-0.19
6215-00-000	Water	9,802.01	1.38	9,802.01	1.38
6220-00-000	Garbage & Trash Removal	21,824.38	3.07	21,824.38	3.07
6230-00-000	Telephone/Internet/Fax	1,538.00	0.22	1,538.00	0.22
6249-00-000	TOTAL UTILITIES EXPENSE	40,581.79	5.70	40,581.79	5.70
6275-00-000	REPAIRS & MAINTENANCE				
6275-00-010	R&M Unit	7,996.49	1.12	7,996.49	1.12
6275-00-145	R&M - Miscellaneous	17,761.37	2.50	17,761.37	2.50
6275-00-155	R&M - HVAC	434.00	0.06	434.00	0.06
6310-00-000	R&M - Pest Control	554.40	0.08	554.40	0.08
6320-00-000	Maintenance Supplies	1,104.58	0.16	1,104.58	0.16
6320-00-100	R&M - Electrical Supplies	280.33	0.04	280.33	0.04
6321-00-000	R&M - Landscaping Supplies	459.83	0.06	459.83	0.06
6322-00-075	R&M - Pool Supplies	14.12	0.00	14.12	0.00
6322-00-090	R&M - Landscape	120.00	0.02	120.00	0.02
6322-00-150	R&M - Cleaning Supplies	32.15	0.00	32.15	0.00
6322-00-215	R&M - Plumbing Supplies	91.66	0.01	91.66	0.01
6325-00-000	Small Tools & Equipment	92.12	0.01	92.12	0.01
6331-00-000	Locks & Keys	26.33	0.00	26.33	0.00
6333-00-000	R&M - Painting Supplies	106.81	0.02	106.81	0.02
6335-00-000	R&M - Door/Window Supplies	47.87	0.01	47.87	0.01
6336-00-000	R&M - HVAC Supplies	93.97	0.01	93.97	0.01
6349-00-000	TOTAL REP. & MAINTENANCE	29,216.03	4.11	29,216.03	4.11
6350-00-000	CONTRACT MAINTENANCE				
6360-00-000	Contract - Electrical & Lighting	720.00	0.10	720.00	0.10
6362-00-000	Contract R&M	3,043.00	0.43	3,043.00	0.43
6364-00-000	Contract - Janitorial Serv.	50.00	0.01	50.00	0.01
6367-00-000	Contract - Pest Control	636.00	0.09	636.00	0.09
6370-00-000	Contract - Landscaping	17,100.00	2.40	17,100.00	2.40
6375-00-000	Contract - Pool Maint.	2,215.43	0.31	2,215.43	0.31

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

		Period to Date	%	Year to Date	%
6390-00-000	Contract - Roof Maint	1,203.00	0.17	1,203.00	0.17
6399-00-000	TOTAL CONTRACT MAINT.	24,967.43	3.51	24,967.43	3.51
6400-00-000	TAXES				
6410-00-000	Real Estate Taxes	55,130.43	7.75	55,130.43	7.75
6449-00-000	TOTAL TAX EXPENSE	55,130.43	7.75	55,130.43	7.75
6450-00-000	INSURANCE EXPENSE				
6460-00-000	Package Insurance	17,950.52	2.52	17,950.52	2.52
6465-00-000	Earthquake Insurance	6,173.44	0.87	6,173.44	0.87
6467-00-000	Umbrella Insurance	1,050.56	0.15	1,050.56	0.15
6498-00-000	TOTAL INSURANCE EXPENSE	25,174.52	3.54	25,174.52	3.54
6499-00-000	TOTAL OPERATING EXPENSES	288,590.08	40.56	288,590.08	40.56
6500-00-000	OTHER INCOME				
6545-00-000	Late Charges	-450.00	-0.06	-450.00	-0.06
6575-00-000	T/O - S/D Charges to Tenant	-3,542.66	-0.50	-3,542.66	-0.50
6595-00-000	TOTAL OTHER INCOME	-3,992.66	-0.56	-3,992.66	-0.56
6599-00-000	NET OPERATING INCOME	426,984.12	60.00	426,984.12	60.00
6605-00-000	DEBT SERVICE EXPENSE				
6610-00-000	Mortgage Interest	211,691.69	29.75	211,691.69	29.75
6620-00-000	Deed Of Trust Interest	226,875.00	31.88	226,875.00	31.88
6660-00-000	TOTAL DEBT SERVICE EXP.	438,566.69	61.63	438,566.69	61.63
6670-00-000	NET INC.BEFORE DEP.& TAX	-11,582.57	-1.63	-11,582.57	-1.63
6700-00-000	DEPREC. & AMORT. EXPENSES				
6730-00-000	Cap. Improvement Deprec.	20,797.00	2.92	20,797.00	2.92
6740-00-000	Closing Cost Amortization	2,503.34	0.35	2,503.34	0.35
6750-00-000	Loan Fee Amortization	12,816.30	1.80	12,816.30	1.80
6770-00-000	TOTAL DEPREC. & AMORT.	36,116.64	5.08	36,116.64	5.08

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

		Period to Date	%	Year to Date	%
6799-00-000	NET INC.(LOSS) BEF.TAXES	-47,699.21	-6.70	-47,699.21	-6.70
6805-00-000	INCOME TAX EXPENSE				
6820-00-000	FTB Tax Expense	800.00	0.11	800.00	0.11
6850-00-000	TOTAL INCOME TAX EXPENSE	800.00	0.11	800.00	0.11
6900-00-000	NET INCOME (LOSS)BK	-48,499.21	-6.82	-48,499.21	-6.82

Exhibit A-3: Statement of Cash Flows for **Professional Investors Security Fund VII** for period ending 8/29/2020

[Provide a statement of changes in cash position for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Cash Flow

For The Period Ending December 2019

Books = Cash, Accrual

	Period to Date	%	Year-to-Date	%
INCOME				
Rent Income	2,373,427	100	2,373,427	100
Laundry income	3,588	0	3,588	0
Storage Income	400	0	400	0
TOTAL INCOME	2,377,414	100	2,377,414	100
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	131,739	6	131,739	6
Promo/Move-In Incentives	5,390	0	5,390	0
Signs	819	0	819	0
Other Renting Expenses	6,560	0	6,560	0
Credit Check Fees Rcvd	-450	0	-450	0
Credit Check Fees Paid	434	0	434	0
TOTAL RENTING EXPENSE	144,492	6	144,492	6
ADMINISTRATIVE EXPENSES				
Outside Services	160	0	160	0
Office Expense	267	0	267	0
Licenses, Fees & Permits	3,988	0	3,988	0
TOTAL ADMINISTRATIVE EXP	4,416	0	4,416	0
MANAGEMENT EXPENSES				
Manager - Apartment Unit	27,000	1	27,000	1
Manager Salary	54,862	2	54,862	2
Manager Utility Expense	1,200	0	1,200	0
Offsite Mgt Fee PFI	47,486	2	47,486	2
Postage	18	0	18	0
Security Costs	3,082	0	3,082	0
TOTAL MANAGEMENT EXPENSE	133,648	6	133,648	6
UTILITIES EXPENSE				
Gas & Electricity	29,592	1	29,592	1
Utilities Credits or rebates	-2,258	0	-2,258	0
Water	25,629	1	25,629	1
Garbage & Trash Removal	71,584	3	71,584	3
Telephone/Internet/Fax	5,250	0	5,250	0
TOTAL UTILITIES EXPENSE	129,797	5	129,797	5
REPAIRS & MAINTENANCE				
R&M Unit	12,156	1	12,156	1
R&M - Electrical	138	0	138	0
R&M - Painting	351	0	351	0
R&M - Miscellaneous	2,122	0	2,122	0
R&M - Pest Control	3,576	0	3,576	0

Cash Flow

For The Period Ending December 2019

Books = Cash, Accrual

	Period to Date	%	Year-to-Date	%
Maint. Salaries	20,745	1	20,745	1
Maintenance Supplies	4,432	0	4,432	0
R&M - Electrical Supplies	2,501	0	2,501	0
R&M - Landscaping Supplies	642	0	642	0
R&M - Pool Supplies	880	0	880	0
R&M - Cleaning Supplies	239	0	239	0
Small Tools & Equipment	849	0	849	0
Locks & Keys	1,243	0	1,243	0
R&M - Painting Supplies	170	0	170	0
TOTAL REP. & MAINTENANCE	50,043	2	50,043	2
CONTRACT MAINTENANCE				
Contract - fire master	1,294	0	1,294	0
Contract - Plumbing/Sewer	4,070	0	4,070	0
Contract - Electrical & Lighting	5,220	0	5,220	0
Contract - HVAC Maint.	788	0	788	0
Contract R&M	24,000	1	24,000	1
Contract - Janitorial Serv.	36,000	2	36,000	2
Contract - Landscaping	57,112	2	57,112	2
Contract - Pool Maint.	9,158	0	9,158	0
TOTAL CONTRACT MAINT.	137,642	6	137,642	6
TAXES				
Real Estate Taxes	187,430	8	187,430	8
TOTAL TAX EXPENSE	187,430	8	187,430	8
INSURANCE EXPENSE				
Package Insurance	42,845	2	42,845	2
Earthquake Insurance	20,033	1	20,033	1
Umbrella Insurance	2,668	0	2,668	0
Fire Ins./Spec.Assesment	165	0	165	0
TOTAL INSURANCE EXPENSE	65,712	3	65,712	3
TOTAL OPERATING EXPENSES	853,180	36	853,180	36
OTHER INCOME				
Storage Rent Income	-200	0	-200	0
Laundry	-4,093	0	-4,093	0
NSF Check Fees	-50	0	-50	0
Late Charges	-1,200	0	-1,200	0
T/O - S/D Charges to Tenant	-2,970	0	-2,970	0
Miscellaneous Income	-7,303	0	-7,303	0
Interest Income	-253,406	-11	-253,406	-11
TOTAL OTHER INCOME	-269,222	-11	-269,222	-11
NET OPERATING INCOME	1,793,456	75	1,793,456	75

Cash Flow

For The Period Ending December 2019

Books = Cash, Accrual

	Period to Date	%	Year-to-Date	%
DEBT SERVICE EXPENSE				
Mortgage Interest	725,800	31	725,800	31
Deed Of Trust Interest	1,089,000	46	1,089,000	46
TOTAL DEBT SERVICE EXP.	1,814,800	76	1,814,800	76
NET INC.BEFORE DEP.& TAX	-21,344	-1	-21,344	-1
DEPREC. & AMORT. EXPENSES				
Cap. Improvement Deprec.	761,288	32	761,288	32
Closing Cost Amortization	8,583	0	8,583	0
Loan Fee Amortization	43,942	2	43,942	2
TOTAL DEPREC. & AMORT.	813,812	34	813,812	34
NET INC.(LOSS) BEF.TAXES	-835,156	-35	-835,156	-35
INCOME TAX EXPENSE				
FTB Tax Expense	-4,667	0	-4,667	0
TOTAL INCOME TAX EXPENSE	-4,667	0	-4,667	0
NET INCOME (LOSS)BK	-830,489	-35	-830,489	-35
NET INCOME (LOSS)	-830,489	-35	-830,489	-35
ADJUSTMENTS				
Outside Services	-160	0	-160	0
TOTAL ADMINISTRATIVE EXP	-160	0	-160	0
TOTAL ADJUSTMENTS	-160	0	-160	0
CASH FLOW	-830,649	-35	-830,649	-35

	<u>Period to Date</u>			<u>Year to Date</u>		
	Beg Cash	End Cash	Difference	Beg Cash	End Cash	Difference
1010-00-000 1010 - Checking	11,779	15,589	3,810	11,779	15,589	3,810
Total Cash	11,779	15,589	3,810	11,779	15,589	3,810

Cash Flow

For The Period Ending July 2020

Books = Cash, Accrual

	Quarter to Date	%	Year-to-Date	%
INCOME				
Rent Income	600,301	100	1,398,607	99
Prepaid Rental Income	-38	0	0	0
Laundry income	2,856	0	8,176	1
Utility Income	0	0	28	0
Storage Income	150	0	350	0
TOTAL INCOME	603,269	100	1,407,160	100
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	16,092	3	83,811	6
Promo/Move-In Incentives	2,850	0	11,290	1
Signs	76	0	351	0
Other Renting Expenses	0	0	2,064	0
Credit Check Fees Rcvd	-100	0	-525	0
Credit Check Fees Paid	0	0	376	0
TOTAL RENTING EXPENSE	18,918	3	97,367	7
ADMINISTRATIVE EXPENSES				
Office Expense	40	0	1,132	0
Licenses, Fees & Permits	0	0	4,040	0
TOTAL ADMINISTRATIVE EXP	40	0	5,172	0
MANAGEMENT EXPENSES				
Manager - Apartment Unit	6,750	1	13,500	1
PFI-Mgr Apartment	19,200	3	41,600	3
Manager Salary	16,159	3	37,047	3
Manager Utility Expense	300	0	700	0
Offsite Mgt Fee PFI	12,127	2	24,249	2
Postage	62	0	62	0
Security Costs	780	0	1,818	0
TOTAL MANAGEMENT EXPENSE	55,378	9	118,976	8
UTILITIES EXPENSE				
Gas & Electricity	6,823	1	17,608	1
Utilities Credits or rebates	-2,773	0	-2,773	0
Water	9,655	2	19,604	1
Garbage & Trash Removal	18,553	3	43,649	3
Telephone/Internet/Fax	1,247	0	3,076	0
TOTAL UTILITIES EXPENSE	33,505	6	81,164	6
REPAIRS & MAINTENANCE				
R&M Unit	1,416	0	16,176	1
R&M - Miscellaneous	18,893	3	35,523	3
R&M - HVAC	868	0	868	0

Cash Flow

For The Period Ending July 2020

Books = Cash, Accrual

	Quarter to Date	%	Year-to-Date	%
R&M - Pest Control	0	0	1,109	0
Maintenance Supplies	505	0	2,194	0
R&M - Electrical Supplies	366	0	561	0
R&M - Landscaping Supplies	120	0	920	0
R&M - Pool Supplies	0	0	28	0
R&M - Landscape	240	0	240	0
R&M - Cleaning Supplies	64	0	64	0
R&M - Plumbing Supplies	0	0	183	0
Small Tools & Equipment	74	0	184	0
Locks & Keys	3	0	53	0
R&M - Painting Supplies	0	0	214	0
R&M - Door/Window Supplies	0	0	96	0
R&M - HVAC Supplies	188	0	188	0
TOTAL REP. & MAINTENANCE	22,737	4	58,601	4
CONTRACT MAINTENANCE				
Contract - Electrical & Lighting	0	0	1,440	0
Contract R&M	0	0	6,786	0
Contract - Janitorial Serv.	0	0	100	0
Contract - Pest Control	763	0	1,272	0
Contract - Landscaping	5,400	1	36,450	3
Contract - Pool Maint.	1,650	0	4,431	0
Contract - Roof Maint	2,406	0	2,406	0
TOTAL CONTRACT MAINT.	10,219	2	52,885	4
TAXES				
Real Estate Taxes	47,255	8	110,261	8
TOTAL TAX EXPENSE	47,255	8	110,261	8
INSURANCE EXPENSE				
Package Insurance	15,386	3	35,901	3
Earthquake Insurance	5,292	1	12,347	1
Umbrella Insurance	900	0	2,101	0
TOTAL INSURANCE EXPENSE	21,578	4	50,349	4
TOTAL OPERATING EXPENSES	209,630	35	574,774	41
OTHER INCOME				
Late Charges	0	0	-600	0
T/O - S/D Charges to Tenant	-2,497	0	-7,085	-1
TOTAL OTHER INCOME	-2,497	0	-7,685	-1
NET OPERATING INCOME	396,135	66	840,072	60
DEBT SERVICE EXPENSE				
Mortgage Interest	181,450	30	423,383	30
Deed Of Trust Interest	90,750	15	453,750	32

Cash Flow

For The Period Ending July 2020

Books = Cash, Accrual

	<u>Quarter to Date</u>		<u>Year-to-Date</u>	
		%		%
TOTAL DEBT SERVICE EXP.	272,200	45	877,133	62
NET INC.BEFORE DEP.& TAX	123,935	21	-37,062	-3
DEPREC. & AMORT. EXPENSES				
Cap. Improvement Deprec.	17,826	3	41,594	3
Closing Cost Amortization	2,146	0	5,007	0
Loan Fee Amortization	10,985	2	25,633	2
TOTAL DEPREC. & AMORT.	30,957	5	72,233	5
NET INC.(LOSS) BEF.TAXES	92,978	15	-109,295	-8
INCOME TAX EXPENSE				
FTB Tax Expense	0	0	1,600	0
TOTAL INCOME TAX EXPENSE	0	0	1,600	0
NET INCOME (LOSS)BK	92,978	15	-110,895	-8
NET INCOME (LOSS)	92,978	15	-110,895	-8
ADJUSTMENTS				
CASH FLOW	92,978	15	-110,895	-8

	<u>Quarter to Date</u>			<u>Year to Date</u>		
	Beg Cash	End Cash	Difference	Beg Cash	End Cash	Difference
1010-00-000 1010 - Checking	1,269	84,088	82,819	15,589	84,088	68,499
Total Cash	1,269	84,088	82,819	15,589	84,088	68,499

Exhibit A-4: Statement of Changes in Shareholders'/Partners' Equity (*Deficit*) for Professional Investors Security Fund VII for period ending 8/29/2020

[Provide a statement of changes in shareholders'/partners equity (*deficit*) for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The Debtor's professionals are in the process of conducting a forensic review of the Debtor's and controlled entities' records necessary to determine changes in the shareholders'/partners' equity ownership for the controlled entities. The Debtor will submit an updated report to the Court once this information is available.

Exhibit B: Description of Operations for Professional Investors Security Fund VII

[Describe the nature and extent of the Debtor's interest in the Controlled Non-Debtor Entity.

Describe the business conducted and intended to be conducted by the Controlled Non-Debtor Entity, focusing on the entity's dominant business segments.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

The Controlled Non-Debtor Entity owns a residential apartment complex which is operated by PFI. The apartment units are leased as residences to tenants.

Exhibit C: Description of Intercompany Claims

[List and describe the Controlled Non-Debtor Entity's claims against any other Controlled Non-Debtor Entity, together with the basis for such claims and whether each claim is contingent, unliquidated or disputed.]

Describe the source of this information.]

The source of this information is derived for the companies' Accounting System.

It appears as if the following is owned to Professional Investors Security Fund VII:
approximately \$1,231,532.82 owed by Professional Investors Security Fund, Inc.
approximately \$37,200.00 owed by Professional Financial Investors, Inc.
approximately \$374.85 owed by Professional Investors, LLC 41
approximately \$375.08 owed by 1222 Glennwood Apartments, LLC

Exhibit D: Allocation of Tax Liabilities and Assets

[Describe how income, losses, tax payments, tax refunds, or other tax attributes relating to federal, state, or local taxes have been allocated between or among the Controlled Non-Debtor Entity and one or more other Controlled Non-Debtor Entities.

Include a copy of each tax sharing or tax allocation agreement to which the entity is a party with any other Controlled Non-Debtor Entity.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System and conversations with the remaining employees of the company.

Tax liabilities are not allocated among or between any other Controlled Non-Debtor Entity.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit E: Description of Controlled Non-Debtor Entity's payments of Administrative Expenses, or Professional Fees otherwise payable by a Debtor

[Describe any payment made, or obligations incurred (or claims purchased), by the Controlled Non-Debtor Entity in connection with any claims, administrative expenses, or professional fees that have been or could be asserted against any Debtor.

Describe the source of this information.]

Based on a review of the Non-Debtor Entity's Accounting System records and conversations with current employees, the Debtor is not aware of any payments made or obligations incurred by the Controlled Non-Debtor Entity that would otherwise be payable by Debtor.



Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

 Exhibit A: Financial Statements for Professional Investors Security Fund IX

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit A-1: Balance Sheet for Professional Investors Security Fund IX as of 8/29/2020

[Provide a balance sheet dated as of the end of the most recent 3-month period of the current fiscal year and as of the end of the preceding fiscal year.]

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.



Balance Sheet

Period = Dec 2019

Book = Accrual ; Tree = ysi_bs

		Current Balance
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1002-00-000	CASH	
1010-00-000	1010 - Checking	5,471.54
1090-00-000	Petty Cash	300.00
1099-00-000	TOTAL CASH	5,771.54
1180-00-000	ACCOUNTS RECEIVABLES	
1181-00-000	A/R Rent Due	3,758.93
1189-00-000	TOTAL ACCOUNTS RECEIVABLES	3,758.93
1200-00-000	RESERVES & PREPAIDS	
1205-00-000	Reserve - Insurance	2,759.23
1298-00-000	TOTAL RESERVES & PREPAIDS	2,759.23
1299-00-000	TOTAL CURRENT ASSETS	12,289.70
1300-00-000	FIXED ASSETS	
1305-00-000	Land	813,000.00
1310-00-000	Building	3,308,885.52
1311-00-000	Accum Depreciation	-3,308,885.52
1315-00-000	Furniture and Fixtures	2,997.56
1349-00-000	NET FIXED ASSETS	815,997.56
1350-00-000	ACQUISITION ASSETS	
1351-00-000	Closing Costs	60,117.47
1351-00-900	A/A Closing Costs	-6,011.76
1352-00-000	Syndication Costs	200,000.00
1353-00-000	Loan Fees	389,553.15
1354-00-000	Accum Amort Loan Fees	-202,984.57
1355-00-000	Personal Property	150,000.00
1356-00-000	Accum Depreciation Personal Property	-150,000.00
1357-00-000	Organization Costs	30,000.00
1358-00-000	Accum Amort Organization Costs	-30,000.00
1359-00-000	NET ACQUISITION ASSETS	440,674.29
1399-00-000	CAPITALIZED IMPROVEMENTS	
1400-00-000	Improvements Prior 2000	480,473.60
1401-00-000	2001 Bathroom Improvements	1,237.95
1402-00-000	2001 Kitchen Improvements	8,361.48
1403-00-000	2001 Floor Improvements	20,510.44
1404-00-000	2001 Window Improvements	2,650.24
1405-00-000	2001 Building Improvements	426.69
1407-00-000	2001 Other Improvements	20,135.12
1408-00-000	2002 Bathroom Improvements	7,019.50
1409-00-000	2002 Kitchen Improvements	1,868.11
1410-00-000	2002 Floor Improvements	8,531.46
1411-00-000	2002 Window Improvements	2,803.15
1412-00-000	2002 Building Improvements	12,514.18
1414-00-000	2002 Other Improvements	12,130.71
1415-00-000	2002 Improvement Salaries	5,817.00
1416-00-000	2003 Bathroom Improvements	12,371.81
1417-00-000	2003 Kitchen Improvements	4,452.28
1418-00-000	2003 Floor Improvements	17,961.42
1419-00-000	2003 Window Improvements	2,005.40
1421-00-000	2003 Roof Improvements	4,358.00

Balance Sheet

Period = Dec 2019

Book = Accrual ; Tree = ysi_bs

		Current Balance
1422-00-000	2003 Other Improvements	44,254.50
1423-00-000	2004 Bathroom Improvements	8,529.35
1424-00-000	2004 Kitchen Improvements	6,733.77
1425-00-000	2004 Floor Improvements	16,433.69
1426-00-000	2004 Window Improvements	1,147.03
1427-00-000	2004 Building Improvements	28,602.04
1429-00-000	2004 Other Improvements	8,936.00
1430-00-000	2005 Bathroom Improvements	7,340.00
1431-00-000	2005 Kitchen Improvements	3,197.48
1432-00-000	2005 Floor Improvements	12,799.31
1433-00-000	2005 Window Improvements	92.58
1434-00-000	2005 Building Improvements	6,000.00
1436-00-000	2005 Other Improvements	43,988.87
1437-00-000	2005 Improvement Salaries	13,003.57
1438-00-000	2006 Bathroom Improvements	2,950.00
1439-00-000	2006 Kitchen Improvements	5,712.33
1440-00-000	2006 Floor Improvements	9,970.73
1441-00-000	2006 Window Improvements	567.66
1442-00-000	2006 Building Improvements	3,776.85
1443-00-000	2006 Roof Improvements	46,290.20
1444-00-000	2006 Other Improvements	83,864.92
1445-00-000	2007 Bathroom Improvements	4,974.58
1446-00-000	2007 Kitchen Improvements	5,099.52
1447-00-000	2007 Floor Improvements	13,980.62
1448-00-000	2007 Window Improvements	997.24
1449-00-000	2007 Building Improvements	15,881.93
1451-00-000	2007 Other Improvements	95,349.94
1452-00-000	2008 Bathroom Improvements	3,423.46
1453-00-000	2008 Kitchen Improvements	7,146.16
1454-00-000	2008 Floor Improvements	6,636.16
1455-00-000	2008 Window Improvements	418.02
1456-00-000	2008 Building Improvements	2,787.22
1457-00-000	2008 Roof Improvements	300.00
1458-00-000	2008 Other Improvements	170,705.64
1465-00-000	2009 Other Improvements	125,426.90
1470-00-000	2010 Other Improvements	56,672.24
1480-00-000	2011 Other Improvements	130,675.14
1485-00-000	2012 Other Improvements	84,155.35
1490-00-000	2013 Other Improvements	95,891.41
1491-00-000	2014 Other Improvements	31,457.84
1491-00-100	2014 T/O Misc. Expense	10,202.70
1491-00-200	2014 T/O Materials	8,509.76
1491-00-300	2014 T/O Outside Vendor	17,129.00
1492-00-000	2015 Other Improvements	143,429.81
1492-00-100	T/O Misc. Exp.	10,971.59
1492-00-200	2015 T/O Materiales	24,347.52
1492-00-300	T/O Outside Vendor	50,188.20
1493-00-000	2016 Other Improvements	86,513.80
1493-00-100	2016 T/O Misc. Exp.	6,981.56
1493-00-200	2016 T/O Materials	13,143.76
1493-00-300	2016 T/O outside vendors	52,395.30
1494-00-000	2017 Other Improvements	314,915.42
1494-00-200	2017 T/O Materials	2,791.86
1494-00-300	2017 T/O Outside Vendor	5,610.00
1495-00-000	2018 Other Improvements	354,221.69

Balance Sheet

Period = Dec 2019

Book = Accrual ; Tree = ysi_bs

		Current Balance
1495-00-100	2018 T/O Misc. Exp.	5,626.72
1495-00-200	2018 T/O Materials	19,274.68
1495-00-300	2018 T/O Outside Vendor	43,260.00
1496-00-000	2019 Other Improvements	158,932.46
1496-00-100	2019 T/O Misc. Exp.	13,659.78
1496-00-200	2019 T/O Materials	86,052.25
1496-00-300	2019 T/O Outside Vendor	225,452.00
1595-00-000	TOTAL CAPITAL IMPROVEMENTS	3,485,408.65
1598-00-000	Accum Deprec - Capital Improvements	2,229,473.88
1599-00-000	NET CAPITALIZED IMPROVEMENTS	1,255,934.77
1800-00-000	LONG TERM RECEIVABLES	
1850-00-000	Due To/From GP	760,326.33
1855-00-000	Due To/From PISF, Inc.	5,370,046.10
1876-00-000	419 Prospect due to/from	-1,470.00
1899-00-000	TOTAL LONG TERM RECEIVABLES	6,128,902.43
1999-00-000	TOTAL ASSETS	8,653,798.75
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2002-00-000	CURRENT LIABILITIES	
2005-00-000	Accounts Payable	15,275.63
2010-00-000	Unearned Rent	2,391.45
2015-00-000	FTB Taxes Payable	66.67
2099-00-000	TOTAL CURRENT LIABILITIES	17,733.75
2200-00-000	LONG TERM LIABILITIES	
2225-00-000	Deed of Trust Payable	11,091,279.86
2235-00-000	Security Deposits Liability	90,378.00
2240-00-000	Mortgage Payable	12,000,000.00
2998-00-000	TOTAL LONG TERM LIABILITIES	23,181,657.86
2999-00-000	TOTAL LIABILITIES	23,199,391.61
3000-00-000	EQUITY	
3030-00-000	Capital Contributions	2,000,000.00
3050-00-000	L.P. Distributions	-7,932,363.10
3055-00-000	G.P. Distributions	-205,419.10
3090-00-000	InterCo PFI - 419	1,470.00
3130-00-000	Retained Earnings	-8,306,586.20
3140-00-000	Net Income (Loss) Current	-102,694.46
3990-00-000	TOTAL EQUITY	-14,545,592.86
3998-00-000	TOTAL LIABILITIES & EQUITY	8,653,798.75
9999-00-000	Total of All	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual ; Tree = ysi_bs

		Current Balance
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1002-00-000	CASH	
1010-00-000	1010 - Checking	144,203.19
1090-00-000	Petty Cash	300.00
1099-00-000	TOTAL CASH	144,503.19
1180-00-000	ACCOUNTS RECEIVABLES	
1181-00-000	A/R Rent Due	9,133.47
1189-00-000	TOTAL ACCOUNTS RECEIVABLES	9,133.47
1200-00-000	RESERVES & PREPAIDS	
1205-00-000	Reserve - Insurance	16,749.23
1298-00-000	TOTAL RESERVES & PREPAIDS	16,749.23
1299-00-000	TOTAL CURRENT ASSETS	170,385.89
1300-00-000	FIXED ASSETS	
1305-00-000	Land	813,000.00
1310-00-000	Building	3,308,885.52
1311-00-000	Accum Depreciation	-3,308,885.52
1315-00-000	Furniture and Fixtures	2,997.56
1349-00-000	NET FIXED ASSETS	815,997.56
1350-00-000	ACQUISITION ASSETS	
1351-00-000	Closing Costs	60,117.47
1351-00-900	A/A Closing Costs	-9,518.62
1352-00-000	Syndication Costs	200,000.00
1353-00-000	Loan Fees	389,553.15
1354-00-000	Accum Amort Loan Fees	-217,360.12
1355-00-000	Personal Property	150,000.00
1356-00-000	Accum Depreciation Personal Property	-150,000.00
1357-00-000	Organization Costs	30,000.00
1358-00-000	Accum Amort Organization Costs	-30,000.00
1359-00-000	NET ACQUISITION ASSETS	422,791.88
1399-00-000	CAPITALIZED IMPROVEMENTS	
1400-00-000	Improvements Prior 2000	480,473.60
1401-00-000	2001 Bathroom Improvements	1,237.95
1402-00-000	2001 Kitchen Improvements	8,361.48
1403-00-000	2001 Floor Improvements	20,510.44
1404-00-000	2001 Window Improvements	2,650.24
1405-00-000	2001 Building Improvements	426.69
1407-00-000	2001 Other Improvements	20,135.12
1408-00-000	2002 Bathroom Improvements	7,019.50
1409-00-000	2002 Kitchen Improvements	1,868.11
1410-00-000	2002 Floor Improvements	8,531.46
1411-00-000	2002 Window Improvements	2,803.15
1412-00-000	2002 Building Improvements	12,514.18
1414-00-000	2002 Other Improvements	12,130.71
1415-00-000	2002 Improvement Salaries	5,817.00
1416-00-000	2003 Bathroom Improvements	12,371.81
1417-00-000	2003 Kitchen Improvements	4,452.28
1418-00-000	2003 Floor Improvements	17,961.42
1419-00-000	2003 Window Improvements	2,005.40
1421-00-000	2003 Roof Improvements	4,358.00

Balance Sheet

Period = Jul 2020

Book = Accrual ; Tree = ysi_bs

		Current Balance
1422-00-000	2003 Other Improvements	44,254.50
1423-00-000	2004 Bathroom Improvements	8,529.35
1424-00-000	2004 Kitchen Improvements	6,733.77
1425-00-000	2004 Floor Improvements	16,433.69
1426-00-000	2004 Window Improvements	1,147.03
1427-00-000	2004 Building Improvements	28,602.04
1429-00-000	2004 Other Improvements	8,936.00
1430-00-000	2005 Bathroom Improvements	7,340.00
1431-00-000	2005 Kitchen Improvements	3,197.48
1432-00-000	2005 Floor Improvements	12,799.31
1433-00-000	2005 Window Improvements	92.58
1434-00-000	2005 Building Improvements	6,000.00
1436-00-000	2005 Other Improvements	43,988.87
1437-00-000	2005 Improvement Salaries	13,003.57
1438-00-000	2006 Bathroom Improvements	2,950.00
1439-00-000	2006 Kitchen Improvements	5,712.33
1440-00-000	2006 Floor Improvements	9,970.73
1441-00-000	2006 Window Improvements	567.66
1442-00-000	2006 Building Improvements	3,776.85
1443-00-000	2006 Roof Improvements	46,290.20
1444-00-000	2006 Other Improvements	83,864.92
1445-00-000	2007 Bathroom Improvements	4,974.58
1446-00-000	2007 Kitchen Improvements	5,099.52
1447-00-000	2007 Floor Improvements	13,980.62
1448-00-000	2007 Window Improvements	997.24
1449-00-000	2007 Building Improvements	15,881.93
1451-00-000	2007 Other Improvements	95,349.94
1452-00-000	2008 Bathroom Improvements	3,423.46
1453-00-000	2008 Kitchen Improvements	7,146.16
1454-00-000	2008 Floor Improvements	6,636.16
1455-00-000	2008 Window Improvements	418.02
1456-00-000	2008 Building Improvements	2,787.22
1457-00-000	2008 Roof Improvements	300.00
1458-00-000	2008 Other Improvements	170,705.64
1465-00-000	2009 Other Improvements	125,426.90
1470-00-000	2010 Other Improvements	56,672.24
1480-00-000	2011 Other Improvements	130,675.14
1485-00-000	2012 Other Improvements	84,155.35
1490-00-000	2013 Other Improvements	95,891.41
1491-00-000	2014 Other Improvements	31,457.84
1491-00-100	2014 T/O Misc. Expense	10,202.70
1491-00-200	2014 T/O Materials	8,509.76
1491-00-300	2014 T/O Outside Vendor	17,129.00
1492-00-000	2015 Other Improvements	143,429.81
1492-00-100	T/O Misc. Exp.	10,971.59
1492-00-200	2015 T/O Materiales	24,347.52
1492-00-300	T/O Outside Vendor	50,188.20
1493-00-000	2016 Other Improvements	86,513.80
1493-00-100	2016 T/O Misc. Exp.	6,981.56
1493-00-200	2016 T/O Materials	13,143.76
1493-00-300	2016 T/O outside vendors	52,395.30
1494-00-000	2017 Other Improvements	314,915.42
1494-00-200	2017 T/O Materials	2,791.86
1494-00-300	2017 T/O Outside Vendor	5,610.00
1495-00-000	2018 Other Improvements	354,221.69

Balance Sheet

Period = Jul 2020

Book = Accrual ; Tree = ysi_bs

		Current Balance
1495-00-100	2018 T/O Misc. Exp.	5,626.72
1495-00-200	2018 T/O Materials	19,274.68
1495-00-300	2018 T/O Outside Vendor	43,260.00
1496-00-000	2019 Other Improvements	158,932.46
1496-00-100	2019 T/O Misc. Exp.	13,659.78
1496-00-200	2019 T/O Materials	86,052.25
1496-00-300	2019 T/O Outside Vendor	225,452.00
1497-00-000	2020 Other Improvements	93,240.50
1497-00-100	2020 T/O Misc. Exp.	3,166.98
1497-00-200	2020 T/O Materials	19,415.27
1497-00-300	2020 T/O Outside Vendor	26,200.00
1595-00-000	TOTAL CAPITAL IMPROVEMENTS	3,627,431.40
1598-00-000	Accum Deprec - Capital Improvements	2,259,174.88
1599-00-000	NET CAPITALIZED IMPROVEMENTS	1,368,256.52
1800-00-000	LONG TERM RECEIVABLES	
1850-00-000	Due To/From GP	760,326.33
1855-00-000	Due To/From PISF, Inc.	4,854,046.10
1899-00-000	TOTAL LONG TERM RECEIVABLES	5,614,372.43
1999-00-000	TOTAL ASSETS	8,391,804.28
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2002-00-000	CURRENT LIABILITIES	
2005-00-000	Accounts Payable	2,979.18
2010-00-000	Unearned Rent	9,775.70
2015-00-000	FTB Taxes Payable	66.67
2020-00-000	Property Tax Payable	11,083.30
2099-00-000	TOTAL CURRENT LIABILITIES	23,904.85
2200-00-000	LONG TERM LIABILITIES	
2225-00-000	Deed of Trust Payable	10,886,279.86
2235-00-000	Security Deposits Liability	89,173.00
2240-00-000	Mortgage Payable	12,000,000.00
2998-00-000	TOTAL LONG TERM LIABILITIES	22,975,452.86
2999-00-000	TOTAL LIABILITIES	22,999,357.71
3000-00-000	EQUITY	
3030-00-000	Capital Contributions	2,000,000.00
3050-00-000	L.P. Distributions	-7,932,363.10
3055-00-000	G.P. Distributions	-205,419.10
3130-00-000	Retained Earnings	-8,409,280.66
3140-00-000	Net Income (Loss) Current	-60,490.57
3990-00-000	TOTAL EQUITY	-14,607,553.43
3998-00-000	TOTAL LIABILITIES & EQUITY	8,391,804.28
9999-00-000	Total of All	0.00

Exhibit A-2: Statement of Income (*Loss*) for Professional Investors Security Fund IX for period ending 8/29/2020

[Provide a statement of income (*loss*) for the following periods:

(i) For the initial report:

- a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and
- b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual ; Tree = ysi_is

		Period to Date	%	Year to Date	%
4000-00-000	INCOME				
4005-00-000	Rent Income	1,472,900.00	99.58	1,472,900.00	99.58
4012-00-000	Parking Fees	1,126.67	0.08	1,126.67	0.08
4014-00-000	Laundry income	3,737.40	0.25	3,737.40	0.25
4018-00-000	Storage Income	1,288.00	0.09	1,288.00	0.09
4099-00-000	TOTAL INCOME	1,479,052.07	100.00	1,479,052.07	100.00
6001-00-000	OPERATING EXPENSE				
6002-00-000	RENTING EXPENSES				
6005-00-000	Vacancy Loss	89,520.01	6.05	89,520.01	6.05
6011-00-000	Promo/Move-In Incentives	2,350.01	0.16	2,350.01	0.16
6020-00-000	Advertising	56.41	0.00	56.41	0.00
6025-00-000	Signs	145.91	0.01	145.91	0.01
6031-00-000	Other Renting Expenses	4,872.33	0.33	4,872.33	0.33
6040-00-000	Credit Check Fees Rcvd	-325.00	-0.02	-325.00	-0.02
6041-00-000	Credit Check Fees Paid	332.35	0.02	332.35	0.02
6049-00-000	TOTAL RENTING EXPENSE	96,952.02	6.56	96,952.02	6.56
6050-00-000	ADMINISTRATIVE EXPENSES				
6062-00-000	Legal	1,737.50	0.12	1,737.50	0.12
6067-00-000	Outside Services	8,731.00	0.59	8,731.00	0.59
6070-00-000	Office Expense	1,720.98	0.12	1,720.98	0.12
6074-00-000	Licenses, Fees & Permits	2,398.80	0.16	2,398.80	0.16
6099-00-000	TOTAL ADMINISTRATIVE EXP	14,588.28	0.99	14,588.28	0.99
6100-00-000	MANAGEMENT EXPENSES				
6110-00-000	Manager - Apartment Unit	10,616.67	0.72	10,616.67	0.72
6113-00-000	Manager Salary	43,683.64	2.95	43,683.64	2.95
6114-00-000	Manager Utility Expense	275.00	0.02	275.00	0.02
6120-00-000	Offsite Mgt Fee PFI	29,454.00	1.99	29,454.00	1.99
6134-00-000	Postage	98.17	0.01	98.17	0.01
6191-00-000	Security Costs	1,577.04	0.11	1,577.04	0.11
6199-00-000	TOTAL MANAGEMENT EXPENSE	85,704.52	5.79	85,704.52	5.79
6200-00-000	UTILITIES EXPENSE				
6205-00-000	Gas & Electricity	23,487.02	1.59	23,487.02	1.59
6205-00-100	Utilities Credits or rebates	-1,411.00	-0.10	-1,411.00	-0.10
6215-00-000	Water	21,556.91	1.46	21,556.91	1.46
6220-00-000	Garbage & Trash Removal	36,736.06	2.48	36,736.06	2.48
6230-00-000	Telephone/Internet/Fax	3,359.51	0.23	3,359.51	0.23
6249-00-000	TOTAL UTILITIES EXPENSE	83,728.50	5.66	83,728.50	5.66
6275-00-000	REPAIRS & MAINTENANCE				
6275-00-010	R&M Unit	7,620.76	0.52	7,620.76	0.52
6275-00-025	R&M - Plumbing	126.28	0.01	126.28	0.01
6275-00-120	R&M - Electrical	664.70	0.04	664.70	0.04
6275-00-135	R&M - Painting	70.18	0.00	70.18	0.00
6275-00-145	R&M - Miscellaneous	310.13	0.02	310.13	0.02
6310-00-000	R&M - Pest Control	5,403.96	0.37	5,403.96	0.37
6316-00-000	Maint. Salaries	6,912.68	0.47	6,912.68	0.47
6320-00-000	Maintenance Supplies	5,037.97	0.34	5,037.97	0.34
6320-00-100	R&M - Electrical Supplies	359.70	0.02	359.70	0.02
6321-00-000	R&M - Landscaping Supplies	648.83	0.04	648.83	0.04
6322-00-075	R&M - Pool Supplies	205.00	0.01	205.00	0.01
6322-00-150	R&M - Cleaning Supplies	80.74	0.01	80.74	0.01

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual ; Tree = ysi_is

		Period to Date	%	Year to Date	%
6325-00-000	Small Tools & Equipment	157.34	0.01	157.34	0.01
6330-00-000	Miscellaneous Expense	77.86	0.01	77.86	0.01
6331-00-000	Locks & Keys	729.23	0.05	729.23	0.05
6333-00-000	R&M - Painting Supplies	377.63	0.03	377.63	0.03
6349-00-000	TOTAL REP. & MAINTENANCE	28,782.99	1.95	28,782.99	1.95
6350-00-000	CONTRACT MAINTENANCE				
6351-00-170	Contract - fire master	516.01	0.03	516.01	0.03
6355-00-000	Contract - Plumbing/Sewer	1,835.00	0.12	1,835.00	0.12
6361-00-000	Contract - HVAC Maint.	2,027.50	0.14	2,027.50	0.14
6362-00-000	Contract R&M	13,202.25	0.89	13,202.25	0.89
6364-00-000	Contract - Janitorial Serv.	10,600.00	0.72	10,600.00	0.72
6370-00-000	Contract - Landscaping	28,770.00	1.95	28,770.00	1.95
6375-00-000	Contract - Pool Maint.	4,603.00	0.31	4,603.00	0.31
6399-00-000	TOTAL CONTRACT MAINT.	61,553.76	4.16	61,553.76	4.16
6400-00-000	TAXES				
6410-00-000	Real Estate Taxes	131,949.42	8.92	131,949.42	8.92
6449-00-000	TOTAL TAX EXPENSE	131,949.42	8.92	131,949.42	8.92
6450-00-000	INSURANCE EXPENSE				
6460-00-000	Package Insurance	25,123.44	1.70	25,123.44	1.70
6465-00-000	Earthquake Insurance	17,355.23	1.17	17,355.23	1.17
6467-00-000	Umbrella Insurance	1,634.04	0.11	1,634.04	0.11
6498-00-000	TOTAL INSURANCE EXPENSE	44,112.71	2.98	44,112.71	2.98
6499-00-000	TOTAL OPERATING EXPENSES	547,372.20	37.01	547,372.20	37.01
6500-00-000	OTHER INCOME				
6515-00-000	Storage Rent Income	-840.00	-0.06	-840.00	-0.06
6525-00-000	Parking Fees	-4,542.00	-0.31	-4,542.00	-0.31
6530-00-000	Laundry	-9,458.59	-0.64	-9,458.59	-0.64
6540-00-000	NSF Check Fees	-150.00	-0.01	-150.00	-0.01
6545-00-000	Late Charges	-525.00	-0.04	-525.00	-0.04
6575-00-000	T/O - S/D Charges to Tenant	-4,615.00	-0.31	-4,615.00	-0.31
6580-00-000	Miscellaneous Income	-6,367.00	-0.43	-6,367.00	-0.43
6590-00-000	Interest Income	-557,306.00	-37.68	-557,306.00	-37.68
6595-00-000	TOTAL OTHER INCOME	-583,803.59	-39.47	-583,803.59	-39.47
6599-00-000	NET OPERATING INCOME	1,515,483.46	102.46	1,515,483.46	102.46
6605-00-000	DEBT SERVICE EXPENSE				
6610-00-000	Mortgage Interest	503,633.77	34.05	503,633.77	34.05
6620-00-000	Deed Of Trust Interest	954,877.29	64.56	954,877.29	64.56
6660-00-000	TOTAL DEBT SERVICE EXP.	1,458,511.06	98.61	1,458,511.06	98.61
6670-00-000	NET INC.BEFORE DEP.& TAX	56,972.40	3.85	56,972.40	3.85
6700-00-000	DEPREC. & AMORT. EXPENSES				
6730-00-000	Cap. Improvement Deprec.	98,520.00	6.66	98,520.00	6.66
6740-00-000	Closing Cost Amortization	6,011.76	0.41	6,011.76	0.41
6750-00-000	Loan Fee Amortization	59,868.67	4.05	59,868.67	4.05
6770-00-000	TOTAL DEPREC. & AMORT.	164,400.43	11.12	164,400.43	11.12
6799-00-000	NET INC.(LOSS) BEF.TAXES	-107,428.03	-7.26	-107,428.03	-7.26

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual ; Tree = ysi_is

		Period to Date		%		Year to Date		%
6805-00-000	INCOME TAX EXPENSE							
6820-00-000	FTB Tax Expense	-4,733.57		-0.32		-4,733.57		-0.32
6850-00-000	TOTAL INCOME TAX EXPENSE	-4,733.57		-0.32		-4,733.57		-0.32
6900-00-000	NET INCOME (LOSS)BK	-102,694.46		-6.94		-102,694.46		-6.94
7099-00-000	NET INCOME (LOSS)	-102,694.46		-6.94		-102,694.46		-6.94

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

		Period to Date	%	Year to Date	%
4000-00-000	INCOME				
4005-00-000	Rent Income	896,740.00	98.64	896,740.00	98.64
4012-00-000	Parking Fees	2,625.00	0.29	2,625.00	0.29
4014-00-000	Laundry income	8,824.96	0.97	8,824.96	0.97
4017-00-000	Utility Income	32.87	0.00	32.87	0.00
4018-00-000	Storage Income	876.17	0.10	876.17	0.10
4099-00-000	TOTAL INCOME	909,099.00	100.00	909,099.00	100.00
6000-00-000	EXPENSES				
6001-00-000	OPERATING EXPENSE				
6002-00-000	RENTING EXPENSES				
6005-00-000	Vacancy Loss	40,920.50	4.50	40,920.50	4.50
6031-00-000	Other Renting Expenses	1,200.00	0.13	1,200.00	0.13
6040-00-000	Credit Check Fees Rcvd	-175.00	-0.02	-175.00	-0.02
6041-00-000	Credit Check Fees Paid	84.70	0.01	84.70	0.01
6049-00-000	TOTAL RENTING EXPENSE	42,030.20	4.62	42,030.20	4.62
6050-00-000	ADMINISTRATIVE EXPENSES				
6074-00-000	Licenses, Fees & Permits	2,518.30	0.28	2,518.30	0.28
6099-00-000	TOTAL ADMINISTRATIVE EXP	2,518.30	0.28	2,518.30	0.28
6100-00-000	MANAGEMENT EXPENSES				
6110-00-000	Manager - Apartment Unit	-1,470.00	-0.16	-1,470.00	-0.16
6113-00-000	Manager Salary	37,197.48	4.09	37,197.48	4.09
6120-00-000	Offsite Mgt Fee PFI	15,368.80	1.69	15,368.80	1.69
6191-00-000	Security Costs	1,046.57	0.12	1,046.57	0.12
6199-00-000	TOTAL MANAGEMENT EXPENSE	52,142.85	5.74	52,142.85	5.74
6200-00-000	UTILITIES EXPENSE				
6205-00-000	Gas & Electricity	15,205.85	1.67	15,205.85	1.67
6205-00-100	Utilities Credits or rebates	-1,573.38	-0.17	-1,573.38	-0.17
6215-00-000	Water	19,045.69	2.10	19,045.69	2.10
6220-00-000	Garbage & Trash Removal	26,269.36	2.89	26,269.36	2.89

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

		Period to Date	%	Year to Date	%
6230-00-000	Telephone/Internet/Fax	1,771.46	0.19	1,771.46	0.19
6249-00-000	TOTAL UTILITIES EXPENSE	60,718.98	6.68	60,718.98	6.68
6275-00-000	REPAIRS & MAINTENANCE				
6275-00-010	R&M Unit	11,931.01	1.31	11,931.01	1.31
6275-00-120	R&M - Electrical	1,920.34	0.21	1,920.34	0.21
6275-00-140	R&M - Roofing	6,748.19	0.74	6,748.19	0.74
6275-00-145	R&M - Miscellaneous	8,904.56	0.98	8,904.56	0.98
6275-00-155	R&M - HVAC	586.00	0.06	586.00	0.06
6310-00-000	R&M - Pest Control	334.16	0.04	334.16	0.04
6320-00-000	Maintenance Supplies	1,297.95	0.14	1,297.95	0.14
6320-00-100	R&M - Electrical Supplies	206.38	0.02	206.38	0.02
6322-00-150	R&M - Cleaning Supplies	67.57	0.01	67.57	0.01
6325-00-000	Small Tools & Equipment	22.37	0.00	22.37	0.00
6331-00-000	Locks & Keys	132.12	0.01	132.12	0.01
6333-00-000	R&M - Painting Supplies	321.43	0.04	321.43	0.04
6334-00-000	R&M - Roofing Supplies	124.38	0.01	124.38	0.01
6349-00-000	TOTAL REP. & MAINTENANCE	32,596.46	3.59	32,596.46	3.59
6350-00-000	CONTRACT MAINTENANCE				
6360-00-000	Contract - Electrical & Lighting	488.42	0.05	488.42	0.05
6362-00-000	Contract R&M	4,303.12	0.47	4,303.12	0.47
6364-00-000	Contract - Janitorial Serv.	50.00	0.01	50.00	0.01
6367-00-000	Contract - Pest Control	804.96	0.09	804.96	0.09
6370-00-000	Contract - Landscaping	14,950.00	1.64	14,950.00	1.64
6375-00-000	Contract - Pool Maint.	2,290.00	0.25	2,290.00	0.25
6399-00-000	TOTAL CONTRACT MAINT.	22,886.50	2.52	22,886.50	2.52
6400-00-000	TAXES				
6410-00-000	Real Estate Taxes	77,583.09	8.53	77,583.09	8.53
6449-00-000	TOTAL TAX EXPENSE	77,583.09	8.53	77,583.09	8.53
6450-00-000	INSURANCE EXPENSE				
6460-00-000	Package Insurance	20,940.50	2.30	20,940.50	2.30

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

		Period to Date	%	Year to Date	%
6465-00-000	Earthquake Insurance	10,696.00	1.18	10,696.00	1.18
6467-00-000	Umbrella Insurance	1,351.00	0.15	1,351.00	0.15
6498-00-000	TOTAL INSURANCE EXPENSE	32,987.50	3.63	32,987.50	3.63
6499-00-000	TOTAL OPERATING EXPENSES	323,463.88	35.58	323,463.88	35.58
6500-00-000	OTHER INCOME				
6540-00-000	NSF Check Fees	-25.00	0.00	-25.00	0.00
6545-00-000	Late Charges	-300.00	-0.03	-300.00	-0.03
6560-00-000	Damages & Cleaning Fees	-2,470.00	-0.27	-2,470.00	-0.27
6575-00-000	T/O - S/D Charges to Tenant	-1,860.00	-0.20	-1,860.00	-0.20
6580-00-000	Miscellaneous Income	-83,706.07	-9.21	-83,706.07	-9.21
6595-00-000	TOTAL OTHER INCOME	-88,361.07	-9.72	-88,361.07	-9.72
6599-00-000	NET OPERATING INCOME	673,996.19	74.14	673,996.19	74.14
6605-00-000	DEBT SERVICE EXPENSE				
6610-00-000	Mortgage Interest	310,800.00	34.19	310,800.00	34.19
6620-00-000	Deed Of Trust Interest	375,303.35	41.28	375,303.35	41.28
6660-00-000	TOTAL DEBT SERVICE EXP.	686,103.35	75.47	686,103.35	75.47
6670-00-000	NET INC.BEFORE DEP.& TAX	-12,107.16	-1.33	-12,107.16	-1.33
6700-00-000	DEPREC. & AMORT. EXPENSES				
6730-00-000	Cap. Improvement Deprec.	29,701.00	3.27	29,701.00	3.27
6740-00-000	Closing Cost Amortization	3,506.86	0.39	3,506.86	0.39
6750-00-000	Loan Fee Amortization	14,375.55	1.58	14,375.55	1.58
6770-00-000	TOTAL DEPREC. & AMORT.	47,583.41	5.23	47,583.41	5.23
6799-00-000	NET INC.(LOSS) BEF.TAXES	-59,690.57	-6.57	-59,690.57	-6.57
6805-00-000	INCOME TAX EXPENSE				
6820-00-000	FTB Tax Expense	800.00	0.09	800.00	0.09

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

		Period to Date	%	Year to Date	%
6850-00-000	TOTAL INCOME TAX EXPENSE	800.00	0.09	800.00	0.09
6900-00-000	NET INCOME (LOSS)BK	-60,490.57	-6.65	-60,490.57	-6.65

Exhibit A-3: Statement of Cash Flows for **Professional Investors Security Fund IX** for period ending 8/29/2020

[Provide a statement of changes in cash position for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Cash Flow

For The Period Ending December 2019

Books = Cash, Accrual

	Period to Date	%	Year-to-Date	%
INCOME				
Rent Income	2,948,115	100	2,948,115	100
Prepaid Rental Income	354	0	354	0
Parking Fees	2,242	0	2,242	0
Laundry income	7,475	0	7,475	0
Storage Income	2,576	0	2,576	0
TOTAL INCOME	2,960,761	100	2,960,761	100
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	179,040	6	179,040	6
Promo/Move-In Incentives	4,700	0	4,700	0
Advertising	113	0	113	0
Signs	292	0	292	0
Other Renting Expenses	9,570	0	9,570	0
Credit Check Fees Rcvd	-650	0	-650	0
Credit Check Fees Paid	665	0	665	0
TOTAL RENTING EXPENSE	193,729	7	193,729	7
ADMINISTRATIVE EXPENSES				
Legal	3,475	0	3,475	0
Outside Services	17,462	1	17,462	1
Office Expense	3,417	0	3,417	0
Licenses, Fees & Permits	4,798	0	4,798	0
TOTAL ADMINISTRATIVE EXP	29,152	1	29,152	1
MANAGEMENT EXPENSES				
Manager - Apartment Unit	21,233	1	21,233	1
Manager Salary	87,367	3	87,367	3
Manager Utility Expense	550	0	550	0
Offsite Mgt Fee PFI	58,908	2	58,908	2
Postage	196	0	196	0
Security Costs	3,154	0	3,154	0
TOTAL MANAGEMENT EXPENSE	171,409	6	171,409	6
UTILITIES EXPENSE				
Gas & Electricity	46,974	2	46,974	2
Utilities Credits or rebates	-2,822	0	-2,822	0
Water	43,114	1	43,114	1
Garbage & Trash Removal	73,562	2	73,562	2
Telephone/Internet/Fax	6,719	0	6,719	0
TOTAL UTILITIES EXPENSE	167,547	6	167,547	6
REPAIRS & MAINTENANCE				
R&M Unit	15,362	1	15,362	1

Cash Flow

For The Period Ending December 2019

Books = Cash, Accrual

	Period to Date	%	Year-to-Date	%
R&M - Plumbing	253	0	253	0
R&M - Electrical	1,329	0	1,329	0
R&M - Painting	140	0	140	0
R&M - Miscellaneous	620	0	620	0
R&M - Pest Control	10,808	0	10,808	0
Maint. Salaries	13,825	0	13,825	0
Maintenance Supplies	9,882	0	9,882	0
R&M - Electrical Supplies	582	0	582	0
R&M - Landscaping Supplies	1,298	0	1,298	0
R&M - Pool Supplies	410	0	410	0
R&M - Cleaning Supplies	161	0	161	0
Small Tools & Equipment	298	0	298	0
Miscellaneous Expense	156	0	156	0
Locks & Keys	1,441	0	1,441	0
R&M - Painting Supplies	755	0	755	0
TOTAL REP. & MAINTENANCE	57,321	2	57,321	2
CONTRACT MAINTENANCE				
Contract - fire master	1,032	0	1,032	0
Contract - Plumbing/Sewer	3,825	0	3,825	0
Contract - HVAC Maint.	4,218	0	4,218	0
Contract R&M	25,217	1	25,217	1
Contract - Janitorial Serv.	21,200	1	21,200	1
Contract - Landscaping	55,765	2	55,765	2
Contract - Pool Maint.	9,206	0	9,206	0
TOTAL CONTRACT MAINT.	120,463	4	120,463	4
TAXES				
Real Estate Taxes	263,899	9	263,899	9
TOTAL TAX EXPENSE	263,899	9	263,899	9
INSURANCE EXPENSE				
Package Insurance	50,247	2	50,247	2
Earthquake Insurance	34,710	1	34,710	1
Umbrella Insurance	3,268	0	3,268	0
TOTAL INSURANCE EXPENSE	88,225	3	88,225	3
TOTAL OPERATING EXPENSES	1,091,745	37	1,091,745	37
OTHER INCOME				
Storage Rent Income	-1,680	0	-1,680	0
Parking Fees	-9,084	0	-9,084	0
Laundry	-18,917	-1	-18,917	-1
NSF Check Fees	-200	0	-200	0
Late Charges	-1,048	0	-1,048	0

Cash Flow

For The Period Ending December 2019

Books = Cash, Accrual

	<u>Period to Date</u>		<u>Year-to-Date</u>	
		%		%
T/O - S/D Charges to Tenant	-8,782	0	-8,782	0
Miscellaneous Income	-12,734	0	-12,734	0
Interest Income	-1,114,612	-38	-1,114,612	-38
TOTAL OTHER INCOME	-1,167,057	-39	-1,167,057	-39
NET OPERATING INCOME	3,036,074	103	3,036,074	103
DEBT SERVICE EXPENSE				
Mortgage Interest	1,007,268	34	1,007,268	34
Deed Of Trust Interest	1,909,755	65	1,909,755	65
TOTAL DEBT SERVICE EXP.	2,917,022	99	2,917,022	99
NET INC.BEFORE DEP.& TAX	119,051	4	119,051	4
DEPREC. & AMORT. EXPENSES				
Cap. Improvement Deprec.	197,040	7	197,040	7
Closing Cost Amortization	12,024	0	12,024	0
Loan Fee Amortization	119,737	4	119,737	4
TOTAL DEPREC. & AMORT.	328,801	11	328,801	11
NET INC.(LOSS) BEF.TAXES	-209,749	-7	-209,749	-7
INCOME TAX EXPENSE				
FTB Tax Expense	-9,467	0	-9,467	0
TOTAL INCOME TAX EXPENSE	-9,467	0	-9,467	0
NET INCOME (LOSS)BK	-200,282	-7	-200,282	-7
NET INCOME (LOSS)	-200,282	-7	-200,282	-7
ADJUSTMENTS				
Outside Services	-17,462	-1	-17,462	-1
TOTAL ADMINISTRATIVE EXP	-17,462	-1	-17,462	-1
TOTAL ADJUSTMENTS	-17,462	-1	-17,462	-1
CASH FLOW	-217,744	-7	-217,744	-7

Period to Date

	<u>Beg Cash</u>	<u>End Cash</u>	<u>Difference</u>
1010-00-000 1010 - Checking	1,906	10,943	9,037
1020-00-000 1020 OLD Clearing	0	0	0
Total Cash	1,906	10,943	9,037

Year to Date

	<u>Beg Cash</u>	<u>End Cash</u>	<u>Difference</u>
	1,906	10,943	9,037
	0	0	0
	1,906	10,943	9,037

Cash Flow

For The Period Ending July 2020

Books = Cash, Accrual

	Quarter to Date	%	Year-to-Date	%
INCOME				
Rent Income	764,907	98	1,787,216	99
Prepaid Rental Income	650	0	296	0
Parking Fees	2,464	0	5,235	0
Laundry income	8,022	1	17,650	1
Utility Income	0	0	33	0
Storage Income	597	0	1,717	0
TOTAL INCOME	776,641	100	1,812,147	100
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	48,741	6	81,841	5
Other Renting Expenses	400	0	2,275	0
Credit Check Fees Rcvd	-100	0	-350	0
Credit Check Fees Paid	0	0	169	0
TOTAL RENTING EXPENSE	49,041	6	83,935	5
ADMINISTRATIVE EXPENSES				
Office Expense	0	0	25	0
Licenses, Fees & Permits	0	0	5,037	0
TOTAL ADMINISTRATIVE EXP	0	0	5,061	0
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0	0	-2,940	0
Manager Salary	34,071	4	74,395	4
Offsite Mgt Fee PFI	15,380	2	30,738	2
Security Costs	924	0	1,997	0
TOTAL MANAGEMENT EXPENSE	50,375	6	104,190	6
UTILITIES EXPENSE				
Gas & Electricity	10,908	1	30,412	2
Utilities Credits or rebates	-3,147	0	-3,147	0
Water	21,191	3	38,091	2
Garbage & Trash Removal	24,188	3	52,433	3
Telephone/Internet/Fax	1,524	0	3,543	0
TOTAL UTILITIES EXPENSE	54,665	7	121,332	7
REPAIRS & MAINTENANCE				
R&M Unit	6,290	1	23,813	1
R&M - Electrical	3,841	0	3,841	0
R&M - Roofing	0	0	13,496	1
R&M - Miscellaneous	6,046	1	17,809	1
R&M - HVAC	0	0	1,172	0
R&M - Pest Control	0	0	668	0
Maintenance Supplies	663	0	2,706	0

Cash Flow

For The Period Ending July 2020

Books = Cash, Accrual

	Quarter to Date	%	Year-to-Date	%
R&M - Electrical Supplies	110	0	550	0
R&M - Cleaning Supplies	135	0	135	0
Small Tools & Equipment	0	0	61	0
Locks & Keys	21	0	261	0
R&M - Painting Supplies	0	0	643	0
R&M - Roofing Supplies	0	0	249	0
TOTAL REP. & MAINTENANCE	17,105	2	65,404	4
CONTRACT MAINTENANCE				
Contract - Plumbing/Sewer	0	0	185	0
Contract - Electrical & Lighting	0	0	977	0
Contract - HVAC Maint.	0	0	217	0
Contract R&M	0	0	9,794	1
Contract - Janitorial Serv.	0	0	100	0
Contract - Pest Control	805	0	1,610	0
Contract - Landscaping	6,100	1	31,675	2
Contract - Pool Maint.	1,650	0	4,580	0
TOTAL CONTRACT MAINT.	8,555	1	49,138	3
TAXES				
Real Estate Taxes	66,500	9	155,166	9
TOTAL TAX EXPENSE	66,500	9	155,166	9
INSURANCE EXPENSE				
Package Insurance	17,949	2	41,881	2
Earthquake Insurance	9,168	1	21,392	1
Umbrella Insurance	1,158	0	2,702	0
TOTAL INSURANCE EXPENSE	28,275	4	65,975	4
TOTAL OPERATING EXPENSES	274,516	35	650,201	36
OTHER INCOME				
NSF Check Fees	-25	0	-125	0
Late Charges	0	0	-750	0
Damages & Cleaning Fees	-4,200	-1	-4,940	0
T/O - S/D Charges to Tenant	-2,890	0	-3,690	0
Miscellaneous Income	-167,412	-22	-167,412	-9
TOTAL OTHER INCOME	-174,527	-22	-176,917	-10
NET OPERATING INCOME	676,652	87	1,338,863	74
DEBT SERVICE EXPENSE				
Mortgage Interest	266,400	34	621,600	34
Deed Of Trust Interest	142,672	18	750,607	41
TOTAL DEBT SERVICE EXP.	409,072	53	1,372,207	76
NET INC.BEFORE DEP.& TAX	267,580	34	-33,344	-2
DEPREC. & AMORT. EXPENSES				

Cash Flow

For The Period Ending July 2020

Books = Cash, Accrual

	<u>Quarter to Date</u>			<u>Year-to-Date</u>	
		<u>%</u>			<u>%</u>
Cap. Improvement Deprec.	25,458	3		59,402	3
Closing Cost Amortization	3,006	0		7,014	0
Loan Fee Amortization	12,322	2		28,751	2
TOTAL DEPREC. & AMORT.	40,786	5		95,167	5
NET INC.(LOSS) BEF.TAXES	226,795	29		-128,511	-7
INCOME TAX EXPENSE					
FTB Tax Expense	0	0		1,600	0
TOTAL INCOME TAX EXPENSE	0	0		1,600	0
NET INCOME (LOSS)BK	226,795	29		-130,111	-7
NET INCOME (LOSS)	226,795	29		-130,111	-7
ADJUSTMENTS					
CASH FLOW	226,795	29		-130,111	-7

	<u>Quarter to Date</u>			<u>Year to Date</u>		
	<u>Beg Cash</u>	<u>End Cash</u>	<u>Difference</u>	<u>Beg Cash</u>	<u>End Cash</u>	<u>Difference</u>
1010-00-000 1010 - Checking	7,242	288,406	281,164	10,943	288,406	277,463
1020-00-000 1020 OLD Clearing	0	0	0	0	0	0
Total Cash	7,242	288,406	281,164	10,943	288,406	277,463

Exhibit A-4: Statement of Changes in Shareholders'/Partners' Equity (*Deficit*) for Professional Investors Security Fund IX for period ending 8/29/2020

[Provide a statement of changes in shareholders'/partners equity (*deficit*) for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The Debtor's professionals are in the process of conducting a forensic review of the Debtor's and controlled entities' records necessary to determine changes in the shareholders'/partners' equity ownership for the controlled entities. The Debtor will submit an updated report to the Court once this information is available.

Exhibit B: Description of Operations for Professional Investors Security Fund IX

[Describe the nature and extent of the Debtor's interest in the Controlled Non-Debtor Entity.

Describe the business conducted and intended to be conducted by the Controlled Non-Debtor Entity, focusing on the entity's dominant business segments.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

The Controlled Non-Debtor Entity owns a residential apartment complex which is operated by PFI. The apartment units are leased as residences to tenants.

Exhibit C: Description of Intercompany Claims

[List and describe the Controlled Non-Debtor Entity's claims against any other Controlled Non-Debtor Entity, together with the basis for such claims and whether each claim is contingent, unliquidated or disputed.]

Describe the source of this information.]

The source of this information is derived for the companies' Accounting System.

It appears as if the Professional Investors Security Fund, Inc. owes Professional Investors Security Fund IX approximately \$ 4,854,046.10 and Professional Financial Investors, Inc. owes approximately \$760,326.33 in intercompany receivables.



Exhibit D: Allocation of Tax Liabilities and Assets

[Describe how income, losses, tax payments, tax refunds, or other tax attributes relating to federal, state, or local taxes have been allocated between or among the Controlled Non-Debtor Entity and one or more other Controlled Non-Debtor Entities.

Include a copy of each tax sharing or tax allocation agreement to which the entity is a party with any other Controlled Non-Debtor Entity.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System and conversations with the remaining employees of the company.

Tax liabilities are not allocated among or between any other Controlled Non-Debtor Entity.



Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit E: Description of Controlled Non-Debtor Entity's payments of Administrative Expenses, or Professional Fees otherwise payable by a Debtor

[Describe any payment made, or obligations incurred (or claims purchased), by the Controlled Non-Debtor Entity in connection with any claims, administrative expenses, or professional fees that have been or could be asserted against any Debtor.

Describe the source of this information.]

Based on a review of the Non-Debtor Entity's Accounting System records and conversations with current employees, the Debtor is not aware of any payments made or obligations incurred by the Controlled Non-Debtor Entity that would otherwise be payable by Debtor.



Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

 Exhibit A: Financial Statements for Professional Investors Security Fund XII

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit A-1: Balance Sheet for Professional Investors Security Fund XII as of 8/29/2020

[Provide a balance sheet dated as of the end of the most recent 3-month period of the current fiscal year and as of the end of the preceding fiscal year.]

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.



**PROFESSIONAL FINANCIAL INVESTORS XII
IGNACIO HILLS APARTMENTS
STATEMENT OF ASSETS AND LIABILITIES
DECEMBER 31, 2019
(Unaudited)**

ASSETS

CURRENT ASSETS

Cash on Hand	\$ 51,582
AR Rent Due	75
Prepaid Insurance	<u>1,148</u>
Total Current Assets	<u>52,805</u>

FIXED ASSETS

Land	442,500
Building	1,247,500
Closing Costs	18,879
Syndication Costs	107,500
Loan Fees	196,696
Personal Property	80,000
Organization Costs	35,000
Property Improvements	<u>1,409,006</u>
Total Fixed Assets	3,537,081
Less: Accumulated Depreciation	<u>2,576,718</u>
Net Fixed Assets	<u>960,363</u>

LONG TERM RECEIVABLES

Due to/from GP	1,571,095
Due to/from PISF	<u>4,503,564</u>
Total Long Term Receivables	6,074,659

TOTAL ASSETS	<u>\$ 7,087,827</u>
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For Internal Management Purposes Only

**PROFESSIONAL FINANCIAL INVESTORS XII
IGNACIO HILLS APARTMENTS
STATEMENT OF ASSETS AND LIABILITIES
DECEMBER 31, 2019
(Unaudited)**

LIABILITIES

CURRENT LIABILITIES

Accounts Payable	927
FTB Taxes Payable	67
Unearned Rent	5,271
Total Current Liabilities	<u>6,265</u>

LONG TERM LIABILITIES

Deed of Trust Payable	4,153,995
Security Deposits Payable	37,700
Pet Deposit Payable	250
Mortgage Payable	4,934,500
Total Long Term Liabilities	<u>9,126,445</u>

TOTAL LIABILITIES	<u>9,132,709</u>
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EQUITY

Membership Capitalization	1,075,000
L.P. Distribution	310,668
G.P. Distribution	(115,000)
Retained Earnings	(3,242,263)
Current Net Income	(73,287)
Total Equity	<u>(2,044,882)</u>

TOTAL LIABILITIES AND EQUITY	<u><u>\$ 7,087,827</u></u>
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For Internal Management Purposes Only

Balance Sheet

Period = Jul 2020

Book = Accrual ; Tree = ysi_bs

		Current Balance
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1002-00-000	CASH	
1010-00-000	1010 - Checking	13,692.14
1099-00-000	TOTAL CASH	13,692.14
1180-00-000	ACCOUNTS RECEIVABLES	
1181-00-000	A/R Rent Due	2,100.00
1189-00-000	TOTAL ACCOUNTS RECEIVABLES	2,100.00
1200-00-000	RESERVES & PREPAIDS	
1205-00-000	Reserve - Insurance	2,573.24
1298-00-000	TOTAL RESERVES & PREPAIDS	2,573.24
1299-00-000	TOTAL CURRENT ASSETS	18,365.38
1300-00-000	FIXED ASSETS	
1305-00-000	Land	442,500.00
1310-00-000	Building	1,247,500.00
1311-00-000	Accum Depreciation	-1,247,500.00
1349-00-000	NET FIXED ASSETS	442,500.00
1350-00-000	ACQUISITION ASSETS	
1351-00-000	Closing Costs	18,878.80
1352-00-000	Syndication Costs	107,500.00
1353-00-000	Loan Fees	196,696.22
1354-00-000	Accum Amort Loan Fees	-78,952.37
1355-00-000	Personal Property	80,000.00
1356-00-000	Accum Depreciation Personal Property	-80,000.00
1357-00-000	Organization Costs	35,000.00
1358-00-000	Accum Amort Organization Costs	-35,000.00
1359-00-000	NET ACQUISITION ASSETS	244,122.65
1399-00-000	CAPITALIZED IMPROVEMENTS	
1400-00-000	Improvements Prior 2000	165,630.04
1401-00-000	2001 Bathroom Improvements	403.05
1402-00-000	2001 Kitchen Improvements	1,498.37
1403-00-000	2001 Floor Improvements	4,822.09
1404-00-000	2001 Window Improvements	445.74
1405-00-000	2001 Building Improvements	525.74
1406-00-000	2001 Roof Improvements	750.00
1407-00-000	2001 Other Improvements	1,410.34
1408-00-000	2002 Bathroom Improvements	2,209.97
1409-00-000	2002 Kitchen Improvements	2,712.30
1410-00-000	2002 Floor Improvements	6,502.04
1411-00-000	2002 Window Improvements	126.58
1414-00-000	2002 Other Improvements	7,773.73
1415-00-000	2002 Improvement Salaries	227.50
1416-00-000	2003 Bathroom Improvements	767.00
1417-00-000	2003 Kitchen Improvements	1,463.89
1418-00-000	2003 Floor Improvements	6,355.98
1419-00-000	2003 Window Improvements	633.39
1422-00-000	2003 Other Improvements	4,053.55
1423-00-000	2004 Bathroom Improvements	295.00
1424-00-000	2004 Kitchen Improvements	368.98
1425-00-000	2004 Floor Improvements	3,832.34

Balance Sheet

Period = Jul 2020

Book = Accrual ; Tree = ysi_bs

		Current Balance
1426-00-000	2004 Window Improvements	70.65
1428-00-000	2004 Roof Improvements	9,240.00
1429-00-000	2004 Other Improvements	2,812.40
1430-00-000	2005 Bathroom Improvements	250.39
1431-00-000	2005 Kitchen Improvements	1,714.09
1432-00-000	2005 Floor Improvements	9,811.56
1433-00-000	2005 Window Improvements	21.29
1436-00-000	2005 Other Improvements	2,703.12
1437-00-000	2005 Improvement Salaries	8,083.68
1438-00-000	2006 Bathroom Improvements	4,327.24
1440-00-000	2006 Floor Improvements	1,226.23
1442-00-000	2006 Building Improvements	300,872.49
1444-00-000	2006 Other Improvements	47,151.31
1445-00-000	2007 Bathroom Improvements	969.63
1446-00-000	2007 Kitchen Improvements	1,167.84
1447-00-000	2007 Floor Improvements	6,934.62
1448-00-000	2007 Window Improvements	110.66
1451-00-000	2007 Other Improvements	25,290.29
1452-00-000	2008 Bathroom Improvements	2,511.00
1453-00-000	2008 Kitchen Improvements	4,548.35
1454-00-000	2008 Floor Improvements	6,460.65
1455-00-000	2008 Window Improvements	320.68
1456-00-000	2008 Building Improvements	48.42
1458-00-000	2008 Other Improvements	8,288.28
1459-00-000	2009 Bathroom Improvements	512.00
1461-00-000	2009 Floor Improvements	2,976.54
1465-00-000	2009 Other Improvements	42,632.47
1470-00-000	2010 Other Improvements	14,932.32
1480-00-000	2011 Other Improvements	36,388.83
1485-00-000	2012 Other Improvements	109,634.26
1490-00-000	2013 Other Improvements	78,276.89
1491-00-000	2014 Other Improvements	60,607.33
1491-00-100	2014 T/O Misc. Expense	6,723.57
1491-00-200	2014 T/O Materials	3,395.93
1491-00-300	2014 T/O Outside Vendor	8,103.30
1492-00-000	2015 Other Improvements	7,551.32
1492-00-100	T/O Misc. Exp.	3,415.40
1492-00-200	2015 T/O Materiales	5,462.88
1492-00-300	T/O Outside Vendor	15,792.00
1493-00-000	2016 Other Improvements	3,811.55
1493-00-100	2016 T/O Misc. Exp.	7,477.66
1493-00-200	2016 T/O Materials	11,887.14
1493-00-300	2016 T/O outside vendors	39,884.81
1493-00-400	2016 Hills Assessments	9,799.53
1494-00-000	2017 Other Improvements	21,316.12
1494-00-200	2017 T/O Materials	7,822.73
1494-00-300	2017 T/O Outside Vendor	21,618.25
1494-00-400	2017 Hills Assessments	11,083.27
1495-00-000	2018 Other Improvements	97,324.03
1495-00-100	2018 T/O Misc. Exp.	5,418.51
1495-00-200	2018 T/O Materials	10,189.71
1495-00-300	2018 T/O Outside Vendor	14,215.00
1495-00-400	2018 Hills Assessments	43,891.70
1496-00-000	2019 Other Improvements	5,505.10
1496-00-200	2019 T/O Materials	737.55

Balance Sheet

Period = Jul 2020

Book = Accrual ; Tree = ysi_bs

		Current Balance
1496-00-300	2019 T/O Outside Vendor	12,755.00
1496-00-400	2019 Hills Assessments	30,121.15
1497-00-000	2020 Other Improvements	49,341.09
1497-00-100	2020 T/O Misc. Exp.	2,226.42
1497-00-200	2020 T/O Materials	7,489.97
1497-00-300	2020 T/O Outside Vendor	21,500.00
1497-00-400	2020 Hills Assessments	11,525.29
1595-00-000	TOTAL CAPITAL IMPROVEMENTS	1,501,089.11
1598-00-000	Accum Deprec - Capital Improvements	1,143,029.00
1599-00-000	NET CAPITALIZED IMPROVEMENTS	358,060.11
1800-00-000	LONG TERM RECEIVABLES	
1850-00-000	Due To/From GP	1,571,094.85
1855-00-000	Due To/From PISF, Inc.	4,550,430.83
1899-00-000	TOTAL LONG TERM RECEIVABLES	6,121,525.68
1999-00-000	TOTAL ASSETS	7,184,573.82
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2002-00-000	CURRENT LIABILITIES	
2005-00-000	Accounts Payable	257.55
2010-00-000	Unearned Rent	2,665.77
2015-00-000	FTB Taxes Payable	66.67
2020-00-000	Property Tax Payable	4,022.29
2099-00-000	TOTAL CURRENT LIABILITIES	7,012.28
2200-00-000	LONG TERM LIABILITIES	
2225-00-000	Deed of Trust Payable	4,133,994.59
2235-00-000	Security Deposits Liability	36,225.00
2238-00-000	Pet Deposit Payable	250.00
2240-00-000	Mortgage Payable	4,934,500.00
2998-00-000	TOTAL LONG TERM LIABILITIES	9,104,969.59
2999-00-000	TOTAL LIABILITIES	9,111,981.87
3000-00-000	EQUITY	
3030-00-000	Capital Contributions	1,075,000.00
3050-00-000	L.P. Distributions	310,668.19
3055-00-000	G.P. Distributions	-115,000.00
3130-00-000	Retained Earnings	-3,163,683.35
3140-00-000	Net Income (Loss) Current	-34,392.89
3990-00-000	TOTAL EQUITY	-1,927,408.05
3998-00-000	TOTAL LIABILITIES & EQUITY	7,184,573.82
9999-00-000	Total of All	0.00

Exhibit A-2: Statement of Income (*Loss*) for Professional Investors Security Fund XII for period ending 8/29/2020

[Provide a statement of income (*loss*) for the following periods:

(i) For the initial report:

- a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and
- b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.



**PROFESSIONAL FINANCIAL INVESTORS XII
IGNACIO HILLS APARTMENTS
STATEMENT OF INCOME AND EXPENSES
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2019
(Unaudited)**

INCOME:

Rental Income	\$ 604,300
Other Income	<u>1,354</u>
Gross Income	605,654
Less Vacancy Loss	<u>4,124</u>
Effective Net Income	<u>601,530</u>

OPERATING EXPENSES:

Renting Expenses	2,984
Licenses, Fees and Permit	437
Association Dues	43,611
Offsite Manager	12,086
Finders Fees	2,100
Utilities	15,827
Repairs and Maintenance	31,553
Real Estate and Other Taxes	43,878
Insurance	15,416
Mortgage Interest	225,137
Deed of Trust Interest	<u>173,236</u>

Total Operating Expenses	<u>566,265</u>
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Net Income before Depreciation	35,265
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Less: Depreciation Expense	<u>108,552</u>
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NET INCOME	<u><u>\$ (73,287)</u></u>
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For Internal Management Purposes Only

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

		Period to Date	%	Year to Date	%
4000-00-000	INCOME				
4005-00-000	Rent Income	364,350.00	100.00	364,350.00	100.00
4099-00-000	TOTAL INCOME	364,350.00	100.00	364,350.00	100.00
6000-00-000	EXPENSES				
6001-00-000	OPERATING EXPENSE				
6002-00-000	RENTING EXPENSES				
6005-00-000	Vacancy Loss	28,500.00	7.82	28,500.00	7.82
6011-00-000	Promo/Move-In Incentives	2,525.00	0.69	2,525.00	0.69
6031-00-000	Other Renting Expenses	-24.50	-0.01	-24.50	-0.01
6049-00-000	TOTAL RENTING EXPENSE	31,000.50	8.51	31,000.50	8.51
6050-00-000	ADMINISTRATIVE EXPENSES				
6074-00-000	Licenses, Fees & Permits	2,261.63	0.62	2,261.63	0.62
6082-00-000	Association Dues	25,439.61	6.98	25,439.61	6.98
6099-00-000	TOTAL ADMINISTRATIVE EXP	27,701.24	7.60	27,701.24	7.60
6100-00-000	MANAGEMENT EXPENSES				
6120-00-000	Offsite Mgt Fee PFI	6,246.00	1.71	6,246.00	1.71
6123-00-000	Finders Fees	1,000.00	0.27	1,000.00	0.27
6199-00-000	TOTAL MANAGEMENT EXPENSE	7,246.00	1.99	7,246.00	1.99
6200-00-000	UTILITIES EXPENSE				
6205-00-000	Gas & Electricity	5,005.76	1.37	5,005.76	1.37
6205-00-100	Utilities Credits or rebates	-615.06	-0.17	-615.06	-0.17
6215-00-000	Water	4,284.01	1.18	4,284.01	1.18
6220-00-000	Garbage & Trash Removal	2,100.00	0.58	2,100.00	0.58
6249-00-000	TOTAL UTILITIES EXPENSE	10,774.71	2.96	10,774.71	2.96
6275-00-000	REPAIRS & MAINTENANCE				
6275-00-010	R&M Unit	2,070.09	0.57	2,070.09	0.57
6275-00-145	R&M - Miscellaneous	234.96	0.06	234.96	0.06
6275-00-155	R&M - HVAC	482.50	0.13	482.50	0.13

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

		Period to Date	%	Year to Date	%
6320-00-000	Maintenance Supplies	277.67	0.08	277.67	0.08
6320-00-100	R&M - Electrical Supplies	34.09	0.01	34.09	0.01
6322-00-090	R&M - Landscape	175.00	0.05	175.00	0.05
6325-00-000	Small Tools & Equipment	28.45	0.01	28.45	0.01
6349-00-000	TOTAL REP. & MAINTENANCE	3,302.76	0.91	3,302.76	0.91
6350-00-000	CONTRACT MAINTENANCE				
6362-00-000	Contract R&M	5,390.00	1.48	5,390.00	1.48
6370-00-000	Contract - Landscaping	-978.14	-0.27	-978.14	-0.27
6399-00-000	TOTAL CONTRACT MAINT.	4,411.86	1.21	4,411.86	1.21
6400-00-000	TAXES				
6410-00-000	Real Estate Taxes	28,156.02	7.73	28,156.02	7.73
6449-00-000	TOTAL TAX EXPENSE	28,156.02	7.73	28,156.02	7.73
6450-00-000	INSURANCE EXPENSE				
6460-00-000	Package Insurance	8,235.43	2.26	8,235.43	2.26
6465-00-000	Earthquake Insurance	3,011.19	0.83	3,011.19	0.83
6467-00-000	Umbrella Insurance	389.06	0.11	389.06	0.11
6498-00-000	TOTAL INSURANCE EXPENSE	11,635.68	3.19	11,635.68	3.19
6499-00-000	TOTAL OPERATING EXPENSES	124,228.77	34.10	124,228.77	34.10
6500-00-000	OTHER INCOME				
6545-00-000	Late Charges	-75.00	-0.02	-75.00	-0.02
6560-00-000	Damages & Cleaning Fees	-5.00	0.00	-5.00	0.00
6575-00-000	T/O - S/D Charges to Tenant	-435.00	-0.12	-435.00	-0.12
6595-00-000	TOTAL OTHER INCOME	-515.00	-0.14	-515.00	-0.14
6599-00-000	NET OPERATING INCOME	240,636.23	66.05	240,636.23	66.05
6605-00-000	DEBT SERVICE EXPENSE				
6610-00-000	Mortgage Interest	131,381.06	36.06	131,381.06	36.06
6620-00-000	Deed Of Trust Interest	135,085.06	37.08	135,085.06	37.08

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

		Period to Date	%	Year to Date	%
6660-00-000	TOTAL DEBT SERVICE EXP.	266,466.12	73.13	266,466.12	73.13
6670-00-000	NET INC.BEFORE DEP.& TAX	-25,829.89	-7.09	-25,829.89	-7.09
6700-00-000	DEPREC. & AMORT. EXPENSES				
6730-00-000	Cap. Improvement Deprec.	7,763.00	2.13	7,763.00	2.13
6770-00-000	TOTAL DEPREC. & AMORT.	7,763.00	2.13	7,763.00	2.13
6799-00-000	NET INC.(LOSS) BEF.TAXES	-33,592.89	-9.22	-33,592.89	-9.22
6805-00-000	INCOME TAX EXPENSE				
6820-00-000	FTB Tax Expense	800.00	0.22	800.00	0.22
6850-00-000	TOTAL INCOME TAX EXPENSE	800.00	0.22	800.00	0.22
6900-00-000	NET INCOME (LOSS)BK	-34,392.89	-9.44	-34,392.89	-9.44

Exhibit A-3: Statement of Cash Flows for **Professional Investors Security Fund XII** for period ending 8/29/2020

[Provide a statement of changes in cash position for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.



Cash Flow

For The Period Ending December 2019

Books = Cash, Accrual

	Period to Date	%	Year-to-Date	%
INCOME				
Rent Income	1,208,825	100	1,208,825	100
TOTAL INCOME	1,208,825	100	1,208,825	100
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	8,248	1	8,248	1
Other Renting Expenses	5,968	0	5,968	0
Credit Check Fees Rcvd	-75	0	-75	0
TOTAL RENTING EXPENSE	14,141	1	14,141	1
ADMINISTRATIVE EXPENSES				
Licenses, Fees & Permits	874	0	874	0
Association Dues	87,222	7	87,222	7
TOTAL ADMINISTRATIVE EXP	88,096	7	88,096	7
MANAGEMENT EXPENSES				
Offsite Mgt Fee PFI	24,172	2	24,172	2
Finders Fees	4,200	0	4,200	0
TOTAL MANAGEMENT EXPENSE	28,372	2	28,372	2
UTILITIES EXPENSE				
Gas & Electricity	13,656	1	13,656	1
Utilities Credits or rebates	-55	0	-55	0
Water	17,526	1	17,526	1
Garbage & Trash Removal	528	0	528	0
TOTAL UTILITIES EXPENSE	31,655	3	31,655	3
REPAIRS & MAINTENANCE				
R&M Unit	3,904	0	3,904	0
R&M - Pest Control	500	0	500	0
Maintenance Supplies	1,354	0	1,354	0
R&M - Electrical Supplies	239	0	239	0
TOTAL REP. & MAINTENANCE	5,996	0	5,996	0
CONTRACT MAINTENANCE				
Contract - Plumbing/Sewer	2,040	0	2,040	0
Contract - Electrical & Lighting	660	0	660	0
Contract - HVAC Maint.	1,038	0	1,038	0
Contract R&M	51,475	4	51,475	4
Contract - Landscaping	1,956	0	1,956	0
TOTAL CONTRACT MAINT.	57,169	5	57,169	5
TAXES				
Real Estate Taxes	95,623	8	95,623	8
TOTAL TAX EXPENSE	95,623	8	95,623	8
INSURANCE EXPENSE				

Cash Flow

For The Period Ending December 2019

Books = Cash, Accrual

	Period to Date		Year-to-Date	
		%		%
Package Insurance	19,726	2	19,726	2
Earthquake Insurance	9,772	1	9,772	1
Umbrella Insurance	1,334	0	1,334	0
TOTAL INSURANCE EXPENSE	30,832	3	30,832	3
TOTAL OPERATING EXPENSES	351,884	29	351,884	29
OTHER INCOME				
NSF Check Fees	-100	0	-100	0
Late Charges	-2,025	0	-2,025	0
Damages & Cleaning Fees	-138	0	-138	0
T/O - S/D Charges to Tenant	-520	0	-520	0
Interest Income	-303,734	-25	-303,734	-25
TOTAL OTHER INCOME	-306,517	-25	-306,517	-25
NET OPERATING INCOME	1,163,458	96	1,163,458	96
DEBT SERVICE EXPENSE				
Mortgage Interest	450,273	37	450,273	37
Deed Of Trust Interest	650,206	54	650,206	54
TOTAL DEBT SERVICE EXP.	1,100,479	91	1,100,479	91
NET INC.BEFORE DEP.& TAX	62,979	5	62,979	5
DEPREC. & AMORT. EXPENSES				
Cap. Improvement Deprec.	217,104	18	217,104	18
TOTAL DEPREC. & AMORT.	217,104	18	217,104	18
NET INC.(LOSS) BEF.TAXES	-154,125	-13	-154,125	-13
INCOME TAX EXPENSE				
FTB Tax Expense	-7,867	-1	-7,867	-1
TOTAL INCOME TAX EXPENSE	-7,867	-1	-7,867	-1
NET INCOME (LOSS)BK	-146,257	-12	-146,257	-12
NET INCOME (LOSS)	-146,257	-12	-146,257	-12
ADJUSTMENTS				
Association Dues	-87,222	-7	-87,222	-7
TOTAL ADMINISTRATIVE EXP	-87,222	-7	-87,222	-7
TOTAL ADJUSTMENTS	-87,222	-7	-87,222	-7
CASH FLOW	-233,479	-19	-233,479	-19

	Period to Date			Year to Date		
	Beg Cash	End Cash	Difference	Beg Cash	End Cash	Difference
1010-00-000 1010 - Checking	5,257	103,165	97,907	5,257	103,165	97,907
1015-00-000 1015 -Reserve Account	0	0	0	0	0	0
1020-00-000 1020 OLD Clearing	0	0	0	0	0	0
Total Cash	5,257	103,165	97,907	5,257	103,165	97,907

Cash Flow

For The Period Ending July 2020

Books = Cash, Accrual

	Quarter to Date	%	Year-to-Date	%
INCOME				
Rent Income	311,875	100	726,675	100
TOTAL INCOME	311,875	100	726,675	100
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	31,150	10	57,000	8
Promo/Move-In Incentives	0	0	5,050	1
Other Renting Expenses	0	0	-49	0
TOTAL RENTING EXPENSE	31,150	10	62,001	9
ADMINISTRATIVE EXPENSES				
Licenses, Fees & Permits	790	0	4,523	1
Association Dues	21,805	7	50,879	7
TOTAL ADMINISTRATIVE EXP	22,595	7	55,402	8
MANAGEMENT EXPENSES				
Offsite Mgt Fee PFI	6,246	2	12,492	2
Finders Fees	0	0	2,000	0
TOTAL MANAGEMENT EXPENSE	6,246	2	14,492	2
UTILITIES EXPENSE				
Gas & Electricity	4,029	1	10,012	1
Utilities Credits or rebates	-71	0	-1,230	0
Water	3,330	1	8,568	1
Garbage & Trash Removal	889	0	3,962	1
TOTAL UTILITIES EXPENSE	8,176	3	21,311	3
REPAIRS & MAINTENANCE				
R&M Unit	673	0	4,208	1
R&M - Miscellaneous	470	0	470	0
R&M - HVAC	0	0	965	0
Maintenance Supplies	0	0	555	0
R&M - Electrical Supplies	0	0	68	0
R&M - Landscape	0	0	350	0
Small Tools & Equipment	0	0	57	0
TOTAL REP. & MAINTENANCE	1,143	0	6,673	1
CONTRACT MAINTENANCE				
Contract R&M	0	0	11,620	2
Contract - Landscaping	0	0	-1,956	0
TOTAL CONTRACT MAINT.	0	0	9,664	1
TAXES				
Real Estate Taxes	24,134	8	56,312	8
TOTAL TAX EXPENSE	24,134	8	56,312	8
INSURANCE EXPENSE				

Cash Flow

For The Period Ending July 2020

Books = Cash, Accrual

	Quarter to Date		Year-to-Date	
		%		%
Package Insurance	7,059	2	16,471	2
Earthquake Insurance	2,581	1	6,022	1
Umbrella Insurance	333	0	778	0
TOTAL INSURANCE EXPENSE	9,973	3	23,271	3
TOTAL OPERATING EXPENSES	103,418	33	249,127	34
OTHER INCOME				
Late Charges	0	0	-150	0
Damages & Cleaning Fees	-10	0	-10	0
T/O - S/D Charges to Tenant	-870	0	-870	0
TOTAL OTHER INCOME	-880	0	-1,030	0
NET OPERATING INCOME	209,337	67	478,578	66
DEBT SERVICE EXPENSE				
Mortgage Interest	112,260	36	262,762	36
Deed Of Trust Interest	53,553	17	270,170	37
TOTAL DEBT SERVICE EXP.	165,812	53	532,932	73
NET INC.BEFORE DEP.& TAX	43,524	14	-54,354	-7
DEPREC. & AMORT. EXPENSES				
Cap. Improvement Deprec.	6,654	2	15,526	2
TOTAL DEPREC. & AMORT.	6,654	2	15,526	2
NET INC.(LOSS) BEF.TAXES	36,870	12	-69,880	-10
INCOME TAX EXPENSE				
FTB Tax Expense	0	0	1,600	0
TOTAL INCOME TAX EXPENSE	0	0	1,600	0
NET INCOME (LOSS)BK	36,870	12	-71,480	-10
Temporary Distribution	1,060	0	0	0
NET INCOME (LOSS)	35,810	11	-71,480	-10
ADJUSTMENTS				
Association Dues	-21,805	-7	-50,879	-7
TOTAL ADMINISTRATIVE EXP	-21,805	-7	-50,879	-7
TOTAL ADJUSTMENTS	-21,805	-7	-50,879	-7
CASH FLOW	14,005	4	-122,359	-17

Quarter to Date**Year to Date**

	Beg Cash	End Cash	Difference	Beg Cash	End Cash	Difference
1010-00-000 1010 - Checking	5,537	27,384	21,848	103,165	27,384	-75,780
1015-00-000 1015 -Reserve Account	0	0	0	0	0	0
1020-00-000 1020 OLD Clearing	0	0	0	0	0	0
Total Cash	5,537	27,384	21,848	103,165	27,384	-75,780

Exhibit A-4: Statement of Changes in Shareholders'/Partners' Equity (*Deficit*) for Professional Investors Security Fund XII for period ending 8/29/2020

[Provide a statement of changes in shareholders'/partners equity (*deficit*) for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The Debtor's professionals are in the process of conducting a forensic review of the Debtor's and controlled entities' records necessary to determine changes in the shareholders'/partners' equity ownership for the controlled entities. The Debtor will submit an updated report to the Court once this information is available.

Exhibit B: Description of Operations for Professional Investors Security Fund XII

[Describe the nature and extent of the Debtor's interest in the Controlled Non-Debtor Entity.

Describe the business conducted and intended to be conducted by the Controlled Non-Debtor Entity, focusing on the entity's dominant business segments.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

The Controlled Non-Debtor Entity owns a residential apartment complex which is operated by PFI. The apartment units are leased as residences to tenants.

[REDACTED] Exhibit C: Description of Intercompany Claims

[List and describe the Controlled Non-Debtor Entity's claims against any other Controlled Non-Debtor Entity, together with the basis for such claims and whether each claim is contingent, unliquidated or disputed.]

Describe the source of this information.]

The source of this information is derived for the companies' Accounting System.

It appears as if the Professional Investors Security Fund, Inc. owes Professional Investors Security Fund XII approximately \$4,550,430.83 and Professional Financial Investors, Inc. owes approximately \$1,571,094.85 in intercompany receivables.

Exhibit D: Allocation of Tax Liabilities and Assets

[Describe how income, losses, tax payments, tax refunds, or other tax attributes relating to federal, state, or local taxes have been allocated between or among the Controlled Non-Debtor Entity and one or more other Controlled Non-Debtor Entities.

Include a copy of each tax sharing or tax allocation agreement to which the entity is a party with any other Controlled Non-Debtor Entity.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System and conversations with the remaining employees of the company.

Tax liabilities are not allocated among or between any other Controlled Non-Debtor Entity.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit E: Description of Controlled Non-Debtor Entity's payments of Administrative Expenses, or Professional Fees otherwise payable by a Debtor

[Describe any payment made, or obligations incurred (or claims purchased), by the Controlled Non-Debtor Entity in connection with any claims, administrative expenses, or professional fees that have been or could be asserted against any Debtor.

Describe the source of this information.]

Based on a review of the Non-Debtor Entity's Accounting System records and conversations with current employees, the Debtor is not aware of any payments made or obligations incurred by the Controlled Non-Debtor Entity that would otherwise be payable by Debtor.



Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

 Exhibit A: Financial Statements for Professional Investors Security Fund XIII

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit A-1: Balance Sheet for Professional Investors Security Fund XIII as of 8/29/2020

[Provide a balance sheet dated as of the end of the most recent 3-month period of the current fiscal year and as of the end of the preceding fiscal year.]

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

PROFESSIONAL FINANCIAL INVESTORS XIII
STATEMENT OF ASSETS AND LIABILITIES
DECEMBER 31, 2019
(Unaudited)

ASSETS

CURRENT ASSETS

Cash on Hand	\$ 237,341
Petty Cash	300
A/R Rent Due	3,607
Prepaid Insurance	<u>2,364</u>
Total Current Assets	<u>243,612</u>

FIXED ASSETS

Land	969,000
Building	3,099,000
Property Improvements	4,644,648
Syndication Costs	210,000
Organization Costs	45,000
Personal Property	192,000
Loan Fees	463,205
Closing Costs	78,707
Total Fixed Assets	9,701,560
Less: Accumulated Depreciation	<u>6,682,790</u>
Net Fixed Assets	<u>3,018,771</u>

Long Term Receivables	
Hammondale Due to / from	520
Due to / from GP	777,738
Due to / from PISF	<u>13,837,049</u>
Total Long Term Receivables	<u>14,615,307</u>

TOTAL ASSETS	<u>\$ 17,877,689</u>
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For Internal Management Purposes Only

**PROFESSIONAL FINANCIAL INVESTORS XIII
STATEMENT OF ASSETS AND LIABILITIES
DECEMBER 31, 2019
(Unaudited)**

LIABILITIES

CURRENT LIABILITIES

Accounts Payable	\$ 18,005
FTB Taxes Payable	67
Unearned Rent	11,872
Total Current Liabilities	<u>29,943</u>

LONG TERM LIABILITIES

Security Deposits Payable	115,475
Deed of Trust Payable	11,021,919
Mortgage Payable	<u>13,205,000</u>

Total Long Term Liabilities	<u>24,342,394</u>
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TOTAL LIABILITIES

24,372,337

EQUITY

Membership Capitalization	2,100,000
Less Repurchased Units	(100,000)
Retained Earnings	(4,521,592)
Member Distribution	(3,787,500)
Current Net Income	<u>(185,556)</u>

Total Equity	<u>(6,494,648)</u>
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TOTAL LIABILITIES AND EQUITY

\$ 17,877,689

For Internal Management Purposes Only

Balance Sheet

Period = Jul 2020

Book = Accrual ; Tree = ysi_bs

		Current Balance
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1002-00-000	CASH	
1010-00-000	1010 - Checking	38,377.42
1090-00-000	Petty Cash	300.00
1099-00-000	TOTAL CASH	38,677.42
1180-00-000	ACCOUNTS RECEIVABLES	
1181-00-000	A/R Rent Due	16,883.23
1189-00-000	TOTAL ACCOUNTS RECEIVABLES	16,883.23
1200-00-000	RESERVES & PREPAIDS	
1205-00-000	Reserve - Insurance	19,017.52
1298-00-000	TOTAL RESERVES & PREPAIDS	19,017.52
1299-00-000	TOTAL CURRENT ASSETS	74,578.17
1300-00-000	FIXED ASSETS	
1305-00-000	Land	969,000.00
1310-00-000	Building	3,099,000.00
1311-00-000	Accum Depreciation	-3,099,000.00
1349-00-000	NET FIXED ASSETS	969,000.00
1350-00-000	ACQUISITION ASSETS	
1351-00-000	Closing Costs	78,706.58
1351-00-900	A/A Closing Costs	-69,107.76
1352-00-000	Syndication Costs	210,000.00
1353-00-000	Loan Fees	463,205.46
1354-00-000	Accum Amort Loan Fees	-172,037.09
1355-00-000	Personal Property	192,000.00
1356-00-000	Accum Depreciation Personal Property	-192,000.00
1357-00-000	Organization Costs	45,000.00
1358-00-000	Accum Amort Organization Costs	-45,000.00
1359-00-000	NET ACQUISITION ASSETS	510,767.19
1399-00-000	CAPITALIZED IMPROVEMENTS	
1400-00-000	Improvements Prior 2000	1,029,316.51
1401-00-000	2001 Bathroom Improvements	8,054.51
1402-00-000	2001 Kitchen Improvements	5,227.66
1403-00-000	2001 Floor Improvements	13,023.72
1404-00-000	2001 Window Improvements	613.20
1405-00-000	2001 Building Improvements	3,442.43
1407-00-000	2001 Other Improvements	10,137.44
1408-00-000	2002 Bathroom Improvements	4,572.20
1409-00-000	2002 Kitchen Improvements	3,095.08
1410-00-000	2002 Floor Improvements	13,974.71
1411-00-000	2002 Window Improvements	1,503.23
1412-00-000	2002 Building Improvements	5,128.22
1414-00-000	2002 Other Improvements	7,820.70
1415-00-000	2002 Improvement Salaries	6,009.50
1416-00-000	2003 Bathroom Improvements	6,640.00
1417-00-000	2003 Kitchen Improvements	878.58
1418-00-000	2003 Floor Improvements	26,120.75
1419-00-000	2003 Window Improvements	4,982.56
1421-00-000	2003 Roof Improvements	1,573.92
1423-00-000	2004 Bathroom Improvements	2,573.14

Balance Sheet

Period = Jul 2020

Book = Accrual ; Tree = ysi_bs

		Current Balance
1424-00-000	2004 Kitchen Improvements	2,258.12
1425-00-000	2004 Floor Improvements	19,746.97
1426-00-000	2004 Window Improvements	1,892.72
1427-00-000	2004 Building Improvements	813,414.12
1429-00-000	2004 Other Improvements	1,641.04
1430-00-000	2005 Bathroom Improvements	565.06
1431-00-000	2005 Kitchen Improvements	1,106.52
1432-00-000	2005 Floor Improvements	6,246.90
1434-00-000	2005 Building Improvements	22,145.94
1436-00-000	2005 Other Improvements	30,267.15
1437-00-000	2005 Improvement Salaries	8,902.73
1438-00-000	2006 Bathroom Improvements	1,687.81
1439-00-000	2006 Kitchen Improvements	3,798.72
1440-00-000	2006 Floor Improvements	9,417.75
1441-00-000	2006 Window Improvements	127.87
1442-00-000	2006 Building Improvements	8,633.90
1444-00-000	2006 Other Improvements	67,423.59
1445-00-000	2007 Bathroom Improvements	7,579.48
1446-00-000	2007 Kitchen Improvements	3,396.57
1447-00-000	2007 Floor Improvements	17,568.76
1448-00-000	2007 Window Improvements	2,018.31
1449-00-000	2007 Building Improvements	18,456.60
1450-00-000	2007 Roof Improvements	22.28
1451-00-000	2007 Other Improvements	80,784.28
1452-00-000	2008 Bathroom Improvements	4,626.97
1453-00-000	2008 Kitchen Improvements	3,383.95
1454-00-000	2008 Floor Improvements	7,334.06
1455-00-000	2008 Window Improvements	-68.54
1456-00-000	2008 Building Improvements	6,271.97
1457-00-000	2008 Roof Improvements	101,958.00
1458-00-000	2008 Other Improvements	82,703.92
1465-00-000	2009 Other Improvements	189,055.88
1470-00-000	2010 Other Improvements	73,317.89
1480-00-000	2011 Other Improvements	99,813.85
1485-00-000	2012 Other Improvements	188,414.42
1490-00-000	2013 Other Improvements	84,326.74
1491-00-000	2014 Other Improvements	280,309.23
1491-00-100	2014 T/O Misc. Expense	7,438.72
1491-00-200	2014 T/O Materials	3,183.43
1491-00-300	2014 T/O Outside Vendor	4,439.00
1492-00-000	2015 Other Improvements	53,846.64
1492-00-100	T/O Misc. Exp.	15,080.10
1492-00-200	2015 T/O Materiales	26,349.72
1492-00-300	T/O Outside Vendor	74,213.38
1493-00-000	2016 Other Improvements	15,203.04
1493-00-100	2016 T/O Misc. Exp.	12,652.31
1493-00-200	2016 T/O Materials	28,254.60
1493-00-300	2016 T/O outside vendors	97,134.10
1494-00-000	2017 Other Improvements	216,481.63
1494-00-100	2017 T/O Misc. Exp.	829.42
1494-00-200	2017 T/O Materials	32,342.14
1494-00-300	2017 T/O Outside Vendor	75,458.50
1495-00-000	2018 Other Improvements	204,630.18
1495-00-100	2018 T/O Misc. Exp.	8,909.78
1495-00-200	2018 T/O Materials	26,217.08

Balance Sheet

Period = Jul 2020

Book = Accrual ; Tree = ysi_bs

		Current Balance
1495-00-300	2018 T/O Outside Vendor	51,272.58
1496-00-000	2019 Other Improvements	149,024.52
1496-00-100	2019 T/O Misc. Exp.	4,345.56
1496-00-200	2019 T/O Materials	28,401.67
1496-00-300	2019 T/O Outside Vendor	103,734.74
1497-00-000	2020 Other Improvements	20,544.66
1497-00-100	2020 T/O Misc. Exp.	1,783.24
1497-00-200	2020 T/O Materials	9,449.18
1497-00-300	2020 T/O Outside Vendor	31,195.00
1595-00-000	TOTAL CAPITAL IMPROVEMENTS	4,707,654.51
1598-00-000	Accum Deprec - Capital Improvements	3,483,161.62
1599-00-000	NET CAPITALIZED IMPROVEMENTS	1,224,492.89
1800-00-000	LONG TERM RECEIVABLES	
1850-00-000	Due To/From GP	727,737.61
1855-00-000	Due To/From PISF, Inc.	14,554,736.91
1899-00-000	TOTAL LONG TERM RECEIVABLES	15,282,474.52
1999-00-000	TOTAL ASSETS	18,061,312.77
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2002-00-000	CURRENT LIABILITIES	
2005-00-000	Accounts Payable	8,087.44
2010-00-000	Unearned Rent	10,404.07
2015-00-000	FTB Taxes Payable	66.67
2020-00-000	Property Tax Payable	12,238.40
2099-00-000	TOTAL CURRENT LIABILITIES	30,796.58
2200-00-000	LONG TERM LIABILITIES	
2225-00-000	Deed of Trust Payable	11,407,219.33
2235-00-000	Security Deposits Liability	99,799.77
2240-00-000	Mortgage Payable	13,205,000.00
2998-00-000	TOTAL LONG TERM LIABILITIES	24,712,019.10
2999-00-000	TOTAL LIABILITIES	24,742,815.68
3000-00-000	EQUITY	
3030-00-000	Capital Contributions	2,100,000.00
3040-00-000	Less: Repurchased Units	-100,000.00
3050-00-000	L.P. Distributions	-3,630,000.00
3055-00-000	G.P. Distributions	-157,500.00
3130-00-000	Retained Earnings	-4,707,668.58
3140-00-000	Net Income (Loss) Current	-186,334.33
3990-00-000	TOTAL EQUITY	-6,681,502.91
3998-00-000	TOTAL LIABILITIES & EQUITY	18,061,312.77
9999-00-000	Total of All	0.00

Exhibit A-2: Statement of Income (*Loss*) for Professional Investors Security Fund XIII for period ending 8/29/2020

[Provide a statement of income (*loss*) for the following periods:

(i) For the initial report:

- a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and
- b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

**PROFESSIONAL FINANCIAL INVESTORS XIII
STATEMENT OF INCOME AND EXPENSES
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2019
(Unaudited)**

INCOME:

Rental Income	\$ 1,633,314
Other Income	38,613
Gross Income	1,671,927
Less: Vacancy Loss	<u>89,270</u>
Effective Net Income	<u>1,582,657</u>

OPERATING EXPENSES:

Renting Expense	21,235
Office Expense	1,540
Outside Services	1,065
Licenses, Fees and Permit	3,268
Onsite Manager	79,968
Offsite Manager	32,632
Utilities	94,828
Repairs and Maintenance	153,931
Real Estate and Other Taxes	142,496
Insurance	42,771
Mortgage Interest	<u>617,466</u>

Total Operating Expenses	<u>1,191,201</u>
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Net Income before Depreciation	391,455
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Less: Depreciation Expense	<u>577,011</u>
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NET INCOME	<u><u>\$ (185,556)</u></u>
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For Internal Management Purposes Only

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

		Period to Date	%	Year to Date	%
4000-00-000	INCOME				
4005-00-000	Rent Income	970,182.47	99.41	970,182.47	99.41
4014-00-000	Laundry income	5,797.96	0.59	5,797.96	0.59
4099-00-000	TOTAL INCOME	975,980.43	100.00	975,980.43	100.00
6000-00-000	EXPENSES				
6001-00-000	OPERATING EXPENSE				
6002-00-000	RENTING EXPENSES				
6005-00-000	Vacancy Loss	56,519.16	5.79	56,519.16	5.79
6011-00-000	Promo/Move-In Incentives	4,000.00	0.41	4,000.00	0.41
6015-00-000	Referral Fees	250.00	0.03	250.00	0.03
6020-00-000	Advertising	1,056.41	0.11	1,056.41	0.11
6025-00-000	Signs	50.98	0.01	50.98	0.01
6031-00-000	Other Renting Expenses	1,339.01	0.14	1,339.01	0.14
6040-00-000	Credit Check Fees Rcvd	-125.00	-0.01	-125.00	-0.01
6041-00-000	Credit Check Fees Paid	115.60	0.01	115.60	0.01
6049-00-000	TOTAL RENTING EXPENSE	63,206.16	6.48	63,206.16	6.48
6050-00-000	ADMINISTRATIVE EXPENSES				
6070-00-000	Office Expense	154.64	0.02	154.64	0.02
6074-00-000	Licenses, Fees & Permits	3,010.20	0.31	3,010.20	0.31
6099-00-000	TOTAL ADMINISTRATIVE EXP	3,164.84	0.32	3,164.84	0.32
6100-00-000	MANAGEMENT EXPENSES				
6113-00-000	Manager Salary	43,862.60	4.49	43,862.60	4.49
6120-00-000	Offsite Mgt Fee PFI	16,636.57	1.70	16,636.57	1.70
6134-00-000	Postage	36.45	0.00	36.45	0.00
6199-00-000	TOTAL MANAGEMENT EXPENSE	60,535.62	6.20	60,535.62	6.20
6200-00-000	UTILITIES EXPENSE				
6205-00-000	Gas & Electricity	17,523.86	1.80	17,523.86	1.80
6205-00-100	Utilities Credits or rebates	-1,775.25	-0.18	-1,775.25	-0.18
6215-00-000	Water	12,300.93	1.26	12,300.93	1.26

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

		Period to Date	%	Year to Date	%
6220-00-000	Garbage & Trash Removal	21,682.70	2.22	21,682.70	2.22
6230-00-000	Telephone/Internet/Fax	2,867.84	0.29	2,867.84	0.29
6249-00-000	TOTAL UTILITIES EXPENSE	52,600.08	5.39	52,600.08	5.39
6275-00-000	REPAIRS & MAINTENANCE				
6275-00-010	R&M Unit	13,121.34	1.34	13,121.34	1.34
6275-00-025	R&M - Plumbing	1,232.50	0.13	1,232.50	0.13
6275-00-050	R&M - Elevator	2,083.00	0.21	2,083.00	0.21
6275-00-120	R&M - Electrical	1,489.60	0.15	1,489.60	0.15
6275-00-140	R&M - Roofing	1,869.00	0.19	1,869.00	0.19
6275-00-145	R&M - Miscellaneous	9,313.94	0.95	9,313.94	0.95
6275-00-150	R&M - Windows	718.56	0.07	718.56	0.07
6275-00-160	R&M - Pool	125.00	0.01	125.00	0.01
6305-00-000	R&M - Misc. Cleaning	2,375.00	0.24	2,375.00	0.24
6310-00-000	R&M - Pest Control	1,020.00	0.10	1,020.00	0.10
6320-00-000	Maintenance Supplies	889.19	0.09	889.19	0.09
6320-00-100	R&M - Electrical Supplies	1,558.90	0.16	1,558.90	0.16
6322-00-075	R&M - Pool Supplies	263.54	0.03	263.54	0.03
6322-00-090	R&M - Landscape	1,800.00	0.18	1,800.00	0.18
6322-00-150	R&M - Cleaning Supplies	336.21	0.03	336.21	0.03
6325-00-000	Small Tools & Equipment	375.03	0.04	375.03	0.04
6331-00-000	Locks & Keys	451.80	0.05	451.80	0.05
6335-00-000	R&M - Door/Window Supplies	16.74	0.00	16.74	0.00
6349-00-000	TOTAL REP. & MAINTENANCE	39,039.35	4.00	39,039.35	4.00
6350-00-000	CONTRACT MAINTENANCE				
6362-00-000	Contract R&M	7,739.50	0.79	7,739.50	0.79
6364-00-000	Contract - Janitorial Serv.	1,075.00	0.11	1,075.00	0.11
6367-00-000	Contract - Pest Control	810.00	0.08	810.00	0.08
6370-00-000	Contract - Landscaping	19,085.00	1.96	19,085.00	1.96
6375-00-000	Contract - Pool Maint.	3,367.36	0.34	3,367.36	0.34
6380-00-000	Contract - Elevator Maint.	2,051.00	0.21	2,051.00	0.21
6399-00-000	TOTAL CONTRACT MAINT.	34,127.86	3.50	34,127.86	3.50

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

		Period to Date	%	Year to Date	%
6400-00-000	TAXES				
6410-00-000	Real Estate Taxes	85,668.82	8.78	85,668.82	8.78
6449-00-000	TOTAL TAX EXPENSE	85,668.82	8.78	85,668.82	8.78
6450-00-000	INSURANCE EXPENSE				
6460-00-000	Package Insurance	23,631.37	2.42	23,631.37	2.42
6465-00-000	Earthquake Insurance	8,219.19	0.84	8,219.19	0.84
6467-00-000	Umbrella Insurance	1,765.19	0.18	1,765.19	0.18
6498-00-000	TOTAL INSURANCE EXPENSE	33,615.75	3.44	33,615.75	3.44
6499-00-000	TOTAL OPERATING EXPENSES	371,958.48	38.11	371,958.48	38.11
6500-00-000	OTHER INCOME				
6540-00-000	NSF Check Fees	-25.00	0.00	-25.00	0.00
6545-00-000	Late Charges	-225.00	-0.02	-225.00	-0.02
6575-00-000	T/O - S/D Charges to Tenant	-9,600.60	-0.98	-9,600.60	-0.98
6595-00-000	TOTAL OTHER INCOME	-9,850.60	-1.01	-9,850.60	-1.01
6599-00-000	NET OPERATING INCOME	613,872.55	62.90	613,872.55	62.90
6605-00-000	DEBT SERVICE EXPENSE				
6610-00-000	Mortgage Interest	360,188.37	36.91	360,188.37	36.91
6620-00-000	Deed Of Trust Interest	391,389.61	40.10	391,389.61	40.10
6660-00-000	TOTAL DEBT SERVICE EXP.	751,577.98	77.01	751,577.98	77.01
6670-00-000	NET INC.BEFORE DEP.& TAX	-137,705.43	-14.11	-137,705.43	-14.11
6700-00-000	DEPREC. & AMORT. EXPENSES				
6730-00-000	Cap. Improvement Deprec.	47,163.62	4.83	47,163.62	4.83
6740-00-000	Closing Cost Amortization	665.28	0.07	665.28	0.07
6770-00-000	TOTAL DEPREC. & AMORT.	47,828.90	4.90	47,828.90	4.90
6799-00-000	NET INC.(LOSS) BEF.TAXES	-185,534.33	-19.01	-185,534.33	-19.01

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

		Period to Date		%		Year to Date		%	
6805-00-000	INCOME TAX EXPENSE								
6820-00-000	FTB Tax Expense	800.00		0.08		800.00		0.08	
6850-00-000	TOTAL INCOME TAX EXPENSE	<u>800.00</u>		<u>0.08</u>		<u>800.00</u>		<u>0.08</u>	
6900-00-000	NET INCOME (LOSS)BK	<u>-186,334.33</u>		<u>-19.09</u>		<u>-186,334.33</u>		<u>-19.09</u>	

Exhibit A-3: Statement of Cash Flows for **Professional Investors Security Fund XIII** for period ending 8/29/2020

[Provide a statement of changes in cash position for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.



Cash Flow

For The Period Ending December 2019

Books = Cash, Accrual

	Period to Date	%	Year-to-Date	%
INCOME				
Rent Income	3,274,721	100	3,274,721	100
Laundry income	5,898	0	5,898	0
Utility Income	376	0	376	0
TOTAL INCOME	3,280,995	100	3,280,995	100
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	178,540	5	178,540	5
Promo/Move-In Incentives	8,490	0	8,490	0
Advertising	1,473	0	1,473	0
Signs	1,148	0	1,148	0
Other Renting Expenses	31,904	1	31,904	1
Credit Check Fees Rcvd	-1,775	0	-1,775	0
Credit Check Fees Paid	925	0	925	0
TOTAL RENTING EXPENSE	220,704	7	220,704	7
ADMINISTRATIVE EXPENSES				
Outside Services	2,130	0	2,130	0
Office Expense	2,506	0	2,506	0
Licenses, Fees & Permits	6,535	0	6,535	0
TOTAL ADMINISTRATIVE EXP	11,171	0	11,171	0
MANAGEMENT EXPENSES				
Manager - Apartment Unit	35,320	1	35,320	1
Manager Salary	111,757	3	111,757	3
Manager Utility Expense	1,300	0	1,300	0
Maintenance Apartment	12,600	0	12,600	0
Offsite Mgt Fee PFI	65,265	2	65,265	2
Postage	12	0	12	0
Security Costs	563	0	563	0
TOTAL MANAGEMENT EXPENSE	226,816	7	226,816	7
UTILITIES EXPENSE				
Gas & Electricity	83,192	3	83,192	3
Utilities Credits or rebates	-3,368	0	-3,368	0
Water	27,704	1	27,704	1
Garbage & Trash Removal	72,580	2	72,580	2
Telephone/Internet/Fax	9,852	0	9,852	0
TOTAL UTILITIES EXPENSE	189,961	6	189,961	6
REPAIRS & MAINTENANCE				
R&M Unit	27,007	1	27,007	1
R&M - Plumbing	125	0	125	0
R&M - Electrical	69	0	69	0

Cash Flow

For The Period Ending December 2019

Books = Cash, Accrual

	Period to Date	%	Year-to-Date	%
R&M - Painting	524	0	524	0
R&M - Miscellaneous	3,906	0	3,906	0
R&M - Misc. Cleaning	5,310	0	5,310	0
R&M - Pest Control	6,840	0	6,840	0
Maint. Salaries	25,276	1	25,276	1
Maintenance Supplies	12,416	0	12,416	0
R&M - Electrical Supplies	3,199	0	3,199	0
R&M - Pool Supplies	701	0	701	0
R&M - Cleaning Supplies	849	0	849	0
Small Tools & Equipment	822	0	822	0
Locks & Keys	12,487	0	12,487	0
R&M - Painting Supplies	2,705	0	2,705	0
TOTAL REP. & MAINTENANCE	102,235	3	102,235	3
CONTRACT MAINTENANCE				
Contract - fire master	866	0	866	0
Contract - Plumbing/Sewer	15,210	0	15,210	0
Contract - Electrical & Lighting	8,310	0	8,310	0
Contract - HVAC Maint.	2,156	0	2,156	0
Contract R&M	47,718	1	47,718	1
Contract - Janitorial Serv.	1,440	0	1,440	0
Contract - Painting	1,800	0	1,800	0
Contract - Landscaping	98,160	3	98,160	3
Contract - Pool Maint.	9,970	0	9,970	0
Contract - Elevator Maint.	17,310	1	17,310	1
TOTAL CONTRACT MAINT.	202,940	6	202,940	6
TAXES				
Real Estate Taxes	292,952	9	292,952	9
TOTAL TAX EXPENSE	292,952	9	292,952	9
INSURANCE EXPENSE				
Package Insurance	56,212	2	56,212	2
Earthquake Insurance	26,672	1	26,672	1
Umbrella Insurance	4,268	0	4,268	0
Health Insurance	-805	0	-805	0
TOTAL INSURANCE EXPENSE	86,346	3	86,346	3
TOTAL OPERATING EXPENSES	1,333,125	41	1,333,125	41
OTHER INCOME				
Laundry	-20,071	-1	-20,071	-1
NSF Check Fees	-200	0	-200	0
Late Charges	-2,250	0	-2,250	0
Forfeited Tenant Deposit	-3,213	0	-3,213	0

Cash Flow

For The Period Ending December 2019

Books = Cash, Accrual

	Period to Date			Year-to-Date	
		%			%
T/O - S/D Charges to Tenant	-45,217	-1		-45,217	-1
Interest Income	-1,914,512	-58		-1,914,512	-58
TOTAL OTHER INCOME	-1,985,463	-61		-1,985,463	-61
NET OPERATING INCOME	3,933,333	120		3,933,333	120
DEBT SERVICE EXPENSE					
Mortgage Interest	1,234,932	38		1,234,932	38
Deed Of Trust Interest	1,914,512	58		1,914,512	58
TOTAL DEBT SERVICE EXP.	3,149,443	96		3,149,443	96
NET INC.BEFORE DEP.& TAX	783,890	24		783,890	24
DEPREC. & AMORT. EXPENSES					
Building Depreciation	196,058	6		196,058	6
Cap. Improvement Deprec.	821,080	25		821,080	25
Closing Cost Amortization	136,885	4		136,885	4
TOTAL DEPREC. & AMORT.	1,154,023	35		1,154,023	35
NET INC.(LOSS) BEF.TAXES	-370,133	-11		-370,133	-11
INCOME TAX EXPENSE					
FTB Tax Expense	-7,959	0		-7,959	0
TOTAL INCOME TAX EXPENSE	-7,959	0		-7,959	0
NET INCOME (LOSS)BK	-362,174	-11		-362,174	-11
NET INCOME (LOSS)	-362,174	-11		-362,174	-11
ADJUSTMENTS					
Outside Services	-2,130	0		-2,130	0
TOTAL ADMINISTRATIVE EXP	-2,130	0		-2,130	0
TOTAL ADJUSTMENTS	-2,130	0		-2,130	0
CASH FLOW	-364,304	-11		-364,304	-11

	Period to Date			Year to Date		
	Beg Cash	End Cash	Difference	Beg Cash	End Cash	Difference
1010-00-000 1010 - Checking	69,526	474,683	405,157	69,526	474,683	405,157
1015-00-000 1015 -Reserve Account	0	0	0	0	0	0
Total Cash	69,526	474,683	405,157	69,526	474,683	405,157

Cash Flow

For The Period Ending July 2020

Books = Cash, Accrual

	Quarter to Date	%	Year-to-Date	%
INCOME				
Rent Income	826,726	100	1,924,800	99
Prepaid Rental Income	-328	0	0	0
Laundry income	2,445	0	11,596	1
TOTAL INCOME	828,843	100	1,936,396	100
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	69,210	8	113,038	6
Promo/Move-In Incentives	4,373	1	8,023	0
Referral Fees	231	0	481	0
Advertising	1,313	0	2,313	0
Signs	102	0	184	0
Other Renting Expenses	0	0	2,678	0
Credit Check Fees Rcvd	-25	0	-275	0
Credit Check Fees Paid	0	0	231	0
TOTAL RENTING EXPENSE	75,203	9	126,673	7
ADMINISTRATIVE EXPENSES				
Office Expense	40	0	309	0
Licenses, Fees & Permits	0	0	6,020	0
TOTAL ADMINISTRATIVE EXP	40	0	6,330	0
MANAGEMENT EXPENSES				
Manager Salary	30,735	4	87,725	5
Offsite Mgt Fee PFI	16,656	2	33,273	2
Postage	73	0	73	0
TOTAL MANAGEMENT EXPENSE	47,463	6	121,071	6
UTILITIES EXPENSE				
Gas & Electricity	13,457	2	35,048	2
Utilities Credits or rebates	-71	0	-3,551	0
Water	12,766	2	24,602	1
Garbage & Trash Removal	18,857	2	43,365	2
Telephone/Internet/Fax	1,930	0	5,736	0
TOTAL UTILITIES EXPENSE	46,940	6	105,200	5
REPAIRS & MAINTENANCE				
R&M Unit	5,850	1	24,561	1
R&M - Plumbing	0	0	2,465	0
R&M - Elevator	2,083	0	2,083	0
R&M - Electrical	148	0	2,979	0
R&M - Roofing	0	0	3,738	0
R&M - Miscellaneous	11,602	1	18,628	1
R&M - Windows	0	0	1,437	0

Cash Flow

For The Period Ending July 2020

Books = Cash, Accrual

	Quarter to Date	%	Year-to-Date	%
R&M - Pool	0	0	250	0
R&M - Misc. Cleaning	1,930	0	4,750	0
R&M - Pest Control	0	0	2,040	0
Maintenance Supplies	0	0	1,907	0
R&M - Electrical Supplies	0	0	3,316	0
R&M - Pool Supplies	155	0	527	0
R&M - Landscape	3,600	0	3,600	0
R&M - Cleaning Supplies	233	0	634	0
Small Tools & Equipment	0	0	724	0
Locks & Keys	281	0	1,011	0
R&M - Door/Window Supplies	0	0	33	0
TOTAL REP. & MAINTENANCE	25,882	3	74,683	4
CONTRACT MAINTENANCE				
Contract - Plumbing/Sewer	0	0	555	0
Contract R&M	77	0	17,907	1
Contract - Janitorial Serv.	0	0	2,400	0
Contract - Pest Control	810	0	1,620	0
Contract - Landscaping	8,850	1	40,485	2
Contract - Pool Maint.	1,900	0	6,735	0
Contract - Elevator Maint.	1,172	0	4,102	0
TOTAL CONTRACT MAINT.	12,809	2	73,804	4
TAXES				
Real Estate Taxes	73,430	9	171,338	9
TOTAL TAX EXPENSE	73,430	9	171,338	9
INSURANCE EXPENSE				
Package Insurance	20,255	2	47,263	2
Earthquake Insurance	7,045	1	16,438	1
Umbrella Insurance	1,513	0	3,530	0
TOTAL INSURANCE EXPENSE	28,814	3	67,232	3
TOTAL OPERATING EXPENSES	310,582	37	746,331	39
OTHER INCOME				
NSF Check Fees	-50	0	-50	0
Late Charges	0	0	-450	0
T/O - S/D Charges to Tenant	-11,490	-1	-18,830	-1
TOTAL OTHER INCOME	-11,540	-1	-19,330	-1
NET OPERATING INCOME	529,801	64	1,209,395	62
DEBT SERVICE EXPENSE				
Mortgage Interest	308,733	37	720,377	37
Deed Of Trust Interest	155,351	19	782,779	40
TOTAL DEBT SERVICE EXP.	464,084	56	1,503,156	78

Cash Flow

For The Period Ending July 2020

Books = Cash, Accrual

	<u>Quarter to Date</u>		<u>Year-to-Date</u>	
		<u>%</u>		<u>%</u>
NET INC.BEFORE DEP.& TAX	65,717	8	-293,761	-15
DEPREC. & AMORT. EXPENSES				
Cap. Improvement Deprec.	40,426	5	94,327	5
Closing Cost Amortization	570	0	1,331	0
TOTAL DEPREC. & AMORT.	40,996	5	95,658	5
NET INC.(LOSS) BEF.TAXES	24,721	3	-389,419	-20
INCOME TAX EXPENSE				
FTB Tax Expense	0	0	1,600	0
TOTAL INCOME TAX EXPENSE	0	0	1,600	0
NET INCOME (LOSS)BK	24,721	3	-391,019	-20
NET INCOME (LOSS)	24,721	3	-391,019	-20
ADJUSTMENTS				
CASH FLOW	24,721	3	-391,019	-20

	<u>Quarter to Date</u>			<u>Year to Date</u>		
	<u>Beg Cash</u>	<u>End Cash</u>	<u>Difference</u>	<u>Beg Cash</u>	<u>End Cash</u>	<u>Difference</u>
1010-00-000 1010 - Checking	1,088	76,755	75,667	474,683	76,755	-397,928
1015-00-000 1015 -Reserve Account	0	0	0	0	0	0
Total Cash	1,088	76,755	75,667	474,683	76,755	-397,928

Exhibit A-4: Statement of Changes in Shareholders'/Partners' Equity (*Deficit*) for Professional Investors Security Fund XIII for period ending 8/29/2020

[Provide a statement of changes in shareholders'/partners equity (*deficit*) for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The Debtor's professionals are in the process of conducting a forensic review of the Debtor's and controlled entities' records necessary to determine changes in the shareholders'/partners' equity ownership for the controlled entities. The Debtor will submit an updated report to the Court once this information is available.

Exhibit B: Description of Operations for Professional Investors Security Fund XIII

[Describe the nature and extent of the Debtor's interest in the Controlled Non-Debtor Entity.

Describe the business conducted and intended to be conducted by the Controlled Non-Debtor Entity, focusing on the entity's dominant business segments.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

The Controlled Non-Debtor Entity owns a residential apartment complex which is operated by PFI. The apartment units are leased as residences to tenants.

[REDACTED] Exhibit C: Description of Intercompany Claims

[List and describe the Controlled Non-Debtor Entity's claims against any other Controlled Non-Debtor Entity, together with the basis for such claims and whether each claim is contingent, unliquidated or disputed.]

Describe the source of this information.]

The source of this information is derived for the companies' Accounting System.

It appears as if the Professional Investors Security Fund, Inc. owes Professional Investors Security Fund XIII approximately \$14,554,736.91 and Professional Financial Investors, Inc. owes approximately \$727,737.61 in intercompany receivables.

Exhibit D: Allocation of Tax Liabilities and Assets

[Describe how income, losses, tax payments, tax refunds, or other tax attributes relating to federal, state, or local taxes have been allocated between or among the Controlled Non-Debtor Entity and one or more other Controlled Non-Debtor Entities.

Include a copy of each tax sharing or tax allocation agreement to which the entity is a party with any other Controlled Non-Debtor Entity.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System and conversations with the remaining employees of the company.

Tax liabilities are not allocated among or between any other Controlled Non-Debtor Entity.



Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit E: Description of Controlled Non-Debtor Entity's payments of Administrative Expenses, or Professional Fees otherwise payable by a Debtor

[Describe any payment made, or obligations incurred (or claims purchased), by the Controlled Non-Debtor Entity in connection with any claims, administrative expenses, or professional fees that have been or could be asserted against any Debtor.

Describe the source of this information.]

Based on a review of the Non-Debtor Entity's Accounting System records and conversations with current employees, the Debtor is not aware of any payments made or obligations incurred by the Controlled Non-Debtor Entity that would otherwise be payable by Debtor.



Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

 Exhibit A: Financial Statements for Professional Investors Security Fund XIV

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit A-1: Balance Sheet for Professional Investors Security Fund XIV as of 8/29/2020

[Provide a balance sheet dated as of the end of the most recent 3-month period of the current fiscal year and as of the end of the preceding fiscal year.]

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

PROFESSIONAL FINANCIAL INVESTORS XIV
STATEMENT OF ASSETS AND LIABILITIES
DECEMBER 31, 2019
(Unaudited)

ASSETS

CURRENT ASSETS

Cash on Hand	\$ 13,693
A/R Rent Due	11,183
Prepaid Insurance	<u>3,812</u>
Total Current Assets	<u>28,687</u>

FIXED ASSETS

Land	888,750
Building	2,666,250
Property Improvements	3,659,326
Personal Property	270,000
Furniture & Fixtures	1,116
Syndication Costs	220,000
Organization Costs	31,000
Loan Fees	547,671
Closing Costs	<u>56,771</u>
Total Fixed Assets	8,340,884
Less: Accumulated Depreciation	<u>5,721,887</u>
Net Fixed Assets	<u>2,618,997</u>
Long Term Receivables	
Due to/from GP	1,957,110
Due to/from PISF	<u>10,522,120</u>
Total Long Term Receivables	12,479,230

TOTAL ASSETS	<u>\$ 15,126,914</u>
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For Internal Management Purposes Only

**PROFESSIONAL FINANCIAL INVESTORS XIV
STATEMENT OF ASSETS AND LIABILITIES
DECEMBER 31, 2019
(Unaudited)**

LIABILITIES

CURRENT LIABILITIES

Accounts Payable	\$ 21,869
FTB Taxes Payable	67
Unearned Rent	4,736
Total Current Liabilities	<u>26,672</u>

LONG TERM LIABILITIES

Security Deposits Payable	82,340
Pet Deposits Payable	2,000
Deed Of Trust Payable	9,992,023
Mortgage Payable	<u>12,000,000</u>
Total Long Term Liabilities	<u>22,076,362</u>

TOTAL LIABILITIES	<u>22,103,034</u>
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EQUITY

Membership Capitalization	2,200,000
Retained Earnings	3,457,039
Member Distribution	(11,905,907)
GP Distribution	(165,000)
Current Net Income	<u>(562,252)</u>
Total Equity	<u>(6,976,120)</u>

TOTAL LIABILITIES AND EQUITY	<u><u>\$ 15,126,914</u></u>
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For Internal Management Purposes Only

Balance Sheet

Period = Jul 2020

Book = Accrual ; Tree = ysi_bs

		Current Balance
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1002-00-000	CASH	
1010-00-000	1010 - Checking	50,165.03
1090-00-000	Petty Cash	600.00
1099-00-000	TOTAL CASH	50,765.03
1180-00-000	ACCOUNTS RECEIVABLES	
1181-00-000	A/R Rent Due	17,579.71
1189-00-000	TOTAL ACCOUNTS RECEIVABLES	17,579.71
1200-00-000	RESERVES & PREPAIDS	
1205-00-000	Reserve - Insurance	17,619.02
1298-00-000	TOTAL RESERVES & PREPAIDS	17,619.02
1299-00-000	TOTAL CURRENT ASSETS	85,963.76
1300-00-000	FIXED ASSETS	
1305-00-000	Land	888,750.00
1310-00-000	Building	2,666,250.00
1311-00-000	Accum Depreciation	-2,645,310.58
1315-00-000	Furniture and Fixtures	1,115.89
1349-00-000	NET FIXED ASSETS	910,805.31
1350-00-000	ACQUISITION ASSETS	
1351-00-000	Closing Costs	56,770.53
1351-00-900	A/A Closing Costs	-8,988.71
1352-00-000	Syndication Costs	220,000.00
1353-00-000	Loan Fees	547,671.47
1354-00-000	Accum Amort Loan Fees	-224,933.10
1355-00-000	Personal Property	270,000.00
1356-00-000	Accum Depreciation Personal Property	-270,000.00
1357-00-000	Organization Costs	31,000.00
1358-00-000	Accum Amort Organization Costs	-31,000.00
1359-00-000	NET ACQUISITION ASSETS	590,520.19
1399-00-000	CAPITALIZED IMPROVEMENTS	
1400-00-000	Improvements Prior 2000	525,036.98
1401-00-000	2001 Bathroom Improvements	3,574.58
1402-00-000	2001 Kitchen Improvements	2,862.59
1403-00-000	2001 Floor Improvements	7,516.74
1404-00-000	2001 Window Improvements	92.00
1405-00-000	2001 Building Improvements	5,314.98
1406-00-000	2001 Roof Improvements	2,758.00
1407-00-000	2001 Other Improvements	9,996.86
1408-00-000	2002 Bathroom Improvements	5,606.38
1409-00-000	2002 Kitchen Improvements	5,463.36
1410-00-000	2002 Floor Improvements	6,137.40
1411-00-000	2002 Window Improvements	751.74
1412-00-000	2002 Building Improvements	1,947.72
1413-00-000	2002 Roof Improvements	1,157.06
1414-00-000	2002 Other Improvements	16,173.73
1415-00-000	2002 Improvement Salaries	9,393.50
1416-00-000	2003 Bathroom Improvements	1,350.00
1417-00-000	2003 Kitchen Improvements	2,097.59
1418-00-000	2003 Floor Improvements	14,105.22

Balance Sheet

Period = Jul 2020

Book = Accrual ; Tree = ysi_bs

		Current Balance
1419-00-000	2003 Window Improvements	2,207.76
1421-00-000	2003 Roof Improvements	450.00
1422-00-000	2003 Other Improvements	2,272.00
1424-00-000	2004 Kitchen Improvements	2,922.72
1425-00-000	2004 Floor Improvements	5,889.21
1426-00-000	2004 Window Improvements	422.57
1429-00-000	2004 Other Improvements	5,229.93
1430-00-000	2005 Bathroom Improvements	3,552.59
1431-00-000	2005 Kitchen Improvements	3,235.44
1432-00-000	2005 Floor Improvements	4,274.55
1434-00-000	2005 Building Improvements	15,726.47
1436-00-000	2005 Other Improvements	13,613.51
1437-00-000	2005 Improvement Salaries	1,000.00
1438-00-000	2006 Bathroom Improvements	3,056.83
1439-00-000	2006 Kitchen Improvements	1,463.75
1440-00-000	2006 Floor Improvements	13,168.85
1441-00-000	2006 Window Improvements	168.49
1442-00-000	2006 Building Improvements	261,961.87
1443-00-000	2006 Roof Improvements	1,200.00
1444-00-000	2006 Other Improvements	548,066.41
1445-00-000	2007 Bathroom Improvements	10,839.68
1446-00-000	2007 Kitchen Improvements	6,861.29
1447-00-000	2007 Floor Improvements	33,118.31
1448-00-000	2007 Window Improvements	3,080.49
1449-00-000	2007 Building Improvements	27,793.58
1451-00-000	2007 Other Improvements	115,971.72
1452-00-000	2008 Bathroom Improvements	4,814.77
1453-00-000	2008 Kitchen Improvements	6,807.77
1454-00-000	2008 Floor Improvements	2,322.10
1455-00-000	2008 Window Improvements	350.96
1456-00-000	2008 Building Improvements	412.73
1457-00-000	2008 Roof Improvements	2,852.75
1458-00-000	2008 Other Improvements	111,134.28
1465-00-000	2009 Other Improvements	103,085.84
1470-00-000	2010 Other Improvements	83,841.06
1480-00-000	2011 Other Improvements	150,888.13
1485-00-000	2012 Other Improvements	105,893.41
1490-00-000	2013 Other Improvements	72,398.40
1491-00-000	2014 Other Improvements	48,556.36
1491-00-100	2014 T/O Misc. Expense	4,365.44
1491-00-200	2014 T/O Materials	16,212.45
1491-00-300	2014 T/O Outside Vendor	25,119.00
1492-00-000	2015 Other Improvements	163,958.54
1492-00-100	T/O Misc. Exp.	13,299.76
1492-00-200	2015 T/O Materiales	12,583.53
1492-00-300	T/O Outside Vendor	48,274.77
1493-00-000	2016 Other Improvements	34,652.01
1493-00-100	2016 T/O Misc. Exp.	6,174.16
1493-00-200	2016 T/O Materials	12,795.95
1493-00-300	2016 T/O outside vendors	54,573.43
1494-00-000	2017 Other Improvements	72,492.44
1494-00-200	2017 T/O Materials	3,037.91
1494-00-300	2017 T/O Outside Vendor	18,848.00
1495-00-000	2018 Other Improvements	182,941.55
1495-00-100	2018 T/O Misc. Exp.	2,249.22

Balance Sheet

Period = Jul 2020

Book = Accrual ; Tree = ysi_bs

		Current Balance
1495-00-200	2018 T/O Materials	8,434.18
1495-00-300	2018 T/O Outside Vendor	20,368.76
1496-00-000	2019 Other Improvements	212,556.38
1496-00-100	2019 T/O Misc. Exp.	12,838.48
1496-00-200	2019 T/O Materials	83,168.44
1496-00-300	2019 T/O Outside Vendor	248,138.30
1497-00-000	2020 Other Improvements	45,773.67
1497-00-100	2020 T/O Misc. Exp.	363.21
1497-00-200	2020 T/O Materials	24,696.03
1497-00-300	2020 T/O Outside Vendor	63,047.37
1595-00-000	TOTAL CAPITAL IMPROVEMENTS	3,793,205.99
1598-00-000	Accum Deprec - Capital Improvements	3,173,697.80
1599-00-000	NET CAPITALIZED IMPROVEMENTS	619,508.19
1800-00-000	LONG TERM RECEIVABLES	
1815-00-000	PISF XV	598.75
1850-00-000	Due To/From GP	1,957,110.34
1855-00-000	Due To/From PISF, Inc.	10,082,833.57
1899-00-000	TOTAL LONG TERM RECEIVABLES	12,040,542.66
1999-00-000	TOTAL ASSETS	14,247,340.11
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2002-00-000	CURRENT LIABILITIES	
2005-00-000	Accounts Payable	4,456.40
2010-00-000	Unearned Rent	10,496.29
2015-00-000	FTB Taxes Payable	66.67
2020-00-000	Property Tax Payable	9,338.39
2099-00-000	TOTAL CURRENT LIABILITIES	24,357.75
2200-00-000	LONG TERM LIABILITIES	
2225-00-000	Deed of Trust Payable	9,370,022.71
2235-00-000	Security Deposits Liability	88,819.50
2238-00-000	Pet Deposit Payable	500.00
2240-00-000	Mortgage Payable	12,000,000.00
2998-00-000	TOTAL LONG TERM LIABILITIES	21,459,342.21
2999-00-000	TOTAL LIABILITIES	21,483,699.96
3000-00-000	EQUITY	
3030-00-000	Capital Contributions	2,200,000.00
3050-00-000	L.P. Distributions	-11,905,907.00
3055-00-000	G.P. Distributions	-165,000.00
3130-00-000	Retained Earnings	2,904,432.29
3140-00-000	Net Income (Loss) Current	-269,885.14
3990-00-000	TOTAL EQUITY	-7,236,359.85
3998-00-000	TOTAL LIABILITIES & EQUITY	14,247,340.11
9999-00-000	Total of All	0.00

Exhibit A-2: Statement of Income (*Loss*) for Professional Investors Security Fund XIV for period ending 8/29/2020

[Provide a statement of income (*loss*) for the following periods:

(i) For the initial report:

- a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and
- b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.



**PROFESSIONAL FINANCIAL INVESTORS XIV
STATEMENT OF INCOME AND EXPENSES
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2019
(Unaudited)**

INCOME:

Rental Income	\$ 1,467,740
Pet Rent	390
Laundry Income	1,502
Storage Income	760
Other Income	<u>20,534</u>
Gross Income	<u>1,490,925</u>
Less: Vacancy Loss	<u>175,804</u>
Effective Net Income	<u>1,315,122</u>

OPERATING EXPENSES:

Renting Expense	23,588
Outside Services	2,260
Licenses, Fees and Permit	3,009
Security Patrol	6,642
Onsite Manager	113,876
Utilities	80,890
Repairs and Maintenance	126,361
Real Estate and Other Taxes	103,285
Insurance	44,944
Deed of Trust Interest	110,089
Mortgage Interest	<u>561,120</u>
Total Operating Expenses	<u>1,176,063</u>

Net Income before Depreciation	139,059
Less: Depreciation Expense	<u>701,311</u>
NET INCOME	<u><u>\$ (562,252)</u></u>

For Internal Management Purposes Only

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

		Period to Date	%	Year to Date	%
4000-00-000	INCOME				
4005-00-000	Rent Income	898,891.83	99.57	898,891.83	99.57
4013-00-000	Pet Rent	385.00	0.04	385.00	0.04
4014-00-000	Laundry income	3,289.12	0.36	3,289.12	0.36
4017-00-000	Utility Income	95.30	0.01	95.30	0.01
4018-00-000	Storage Income	120.00	0.01	120.00	0.01
4099-00-000	TOTAL INCOME	902,781.25	100.00	902,781.25	100.00
6000-00-000	EXPENSES				
6001-00-000	OPERATING EXPENSE				
6002-00-000	RENTING EXPENSES				
6005-00-000	Vacancy Loss	116,611.83	12.92	116,611.83	12.92
6011-00-000	Promo/Move-In Incentives	8,085.00	0.90	8,085.00	0.90
6015-00-000	Referral Fees	300.00	0.03	300.00	0.03
6025-00-000	Signs	126.58	0.01	126.58	0.01
6031-00-000	Other Renting Expenses	534.08	0.06	534.08	0.06
6040-00-000	Credit Check Fees Rcvd	-525.00	-0.06	-525.00	-0.06
6041-00-000	Credit Check Fees Paid	115.60	0.01	115.60	0.01
6049-00-000	TOTAL RENTING EXPENSE	125,248.09	13.87	125,248.09	13.87
6050-00-000	ADMINISTRATIVE EXPENSES				
6070-00-000	Office Expense	523.87	0.06	523.87	0.06
6074-00-000	Licenses, Fees & Permits	2,367.00	0.26	2,367.00	0.26
6099-00-000	TOTAL ADMINISTRATIVE EXP	2,890.87	0.32	2,890.87	0.32
6100-00-000	MANAGEMENT EXPENSES				
6110-00-000	Manager - Apartment Unit	1,796.25	0.20	1,796.25	0.20
6113-00-000	Manager Salary	25,594.08	2.84	25,594.08	2.84
6114-00-000	Manager Utility Expense	300.00	0.03	300.00	0.03
6115-00-000	Maintenance Apartment	2,695.00	0.30	2,695.00	0.30
6120-00-000	Offsite Mgt Fee PFI	15,395.56	1.71	15,395.56	1.71
6191-00-000	Security Costs	1,604.52	0.18	1,604.52	0.18
6199-00-000	TOTAL MANAGEMENT EXPENSE	47,385.41	5.25	47,385.41	5.25

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

		Period to Date	%	Year to Date	%
6200-00-000	UTILITIES EXPENSE				
6205-00-000	Gas & Electricity	28,987.55	3.21	28,987.55	3.21
6205-00-100	Utilities Credits or rebates	-1,842.12	-0.20	-1,842.12	-0.20
6215-00-000	Water	8,972.43	0.99	8,972.43	0.99
6220-00-000	Garbage & Trash Removal	45,140.68	5.00	45,140.68	5.00
6230-00-000	Telephone/Internet/Fax	851.48	0.09	851.48	0.09
6249-00-000	TOTAL UTILITIES EXPENSE	82,110.02	9.10	82,110.02	9.10
6275-00-000	REPAIRS & MAINTENANCE				
6275-00-010	R&M Unit	10,710.50	1.19	10,710.50	1.19
6275-00-025	R&M - Plumbing	285.80	0.03	285.80	0.03
6275-00-145	R&M - Miscellaneous	10,372.99	1.15	10,372.99	1.15
6275-00-155	R&M - HVAC	587.58	0.07	587.58	0.07
6275-00-160	R&M - Pool	125.00	0.01	125.00	0.01
6305-00-000	R&M - Misc. Cleaning	450.00	0.05	450.00	0.05
6310-00-000	R&M - Pest Control	126.25	0.01	126.25	0.01
6320-00-000	Maintenance Supplies	1,468.16	0.16	1,468.16	0.16
6320-00-100	R&M - Electrical Supplies	90.91	0.01	90.91	0.01
6322-00-150	R&M - Cleaning Supplies	73.22	0.01	73.22	0.01
6322-00-215	R&M - Plumbing Supplies	177.16	0.02	177.16	0.02
6325-00-000	Small Tools & Equipment	39.10	0.00	39.10	0.00
6331-00-000	Locks & Keys	884.04	0.10	884.04	0.10
6333-00-000	R&M - Painting Supplies	73.27	0.01	73.27	0.01
6335-00-000	R&M - Door/Window Supplies	292.92	0.03	292.92	0.03
6349-00-000	TOTAL REP. & MAINTENANCE	25,756.90	2.85	25,756.90	2.85
6350-00-000	CONTRACT MAINTENANCE				
6351-00-170	Contract - fire master	96.57	0.01	96.57	0.01
6360-00-000	Contract - Electrical & Lighting	552.70	0.06	552.70	0.06
6362-00-000	Contract R&M	2,800.00	0.31	2,800.00	0.31
6364-00-000	Contract - Janitorial Serv.	25.00	0.00	25.00	0.00
6367-00-000	Contract - Pest Control	757.50	0.08	757.50	0.08
6370-00-000	Contract - Landscaping	16,674.00	1.85	16,674.00	1.85

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

		Period to Date	%	Year to Date	%
6375-00-000	Contract - Pool Maint.	2,050.00	0.23	2,050.00	0.23
6399-00-000	TOTAL CONTRACT MAINT.	22,955.77	2.54	22,955.77	2.54
6400-00-000	TAXES				
6410-00-000	Real Estate Taxes	65,368.70	7.24	65,368.70	7.24
6449-00-000	TOTAL TAX EXPENSE	65,368.70	7.24	65,368.70	7.24
6450-00-000	INSURANCE EXPENSE				
6460-00-000	Package Insurance	20,534.08	2.27	20,534.08	2.27
6465-00-000	Earthquake Insurance	9,566.69	1.06	9,566.69	1.06
6467-00-000	Umbrella Insurance	2,150.75	0.24	2,150.75	0.24
6469-00-000	Flood Insurance	657.44	0.07	657.44	0.07
6498-00-000	TOTAL INSURANCE EXPENSE	32,908.96	3.65	32,908.96	3.65
6499-00-000	TOTAL OPERATING EXPENSES	404,624.72	44.82	404,624.72	44.82
6500-00-000	OTHER INCOME				
6540-00-000	NSF Check Fees	-25.00	0.00	-25.00	0.00
6545-00-000	Late Charges	-150.00	-0.02	-150.00	-0.02
6575-00-000	T/O - S/D Charges to Tenant	-2,522.50	-0.28	-2,522.50	-0.28
6580-00-000	Miscellaneous Income	2,112.00	0.23	2,112.00	0.23
6595-00-000	TOTAL OTHER INCOME	-585.50	-0.06	-585.50	-0.06
6599-00-000	NET OPERATING INCOME	498,742.03	55.25	498,742.03	55.25
6605-00-000	DEBT SERVICE EXPENSE				
6610-00-000	Mortgage Interest	327,320.00	36.26	327,320.00	36.26
6620-00-000	Deed Of Trust Interest	343,532.53	38.05	343,532.53	38.05
6660-00-000	TOTAL DEBT SERVICE EXP.	670,852.53	74.31	670,852.53	74.31
6670-00-000	NET INC.BEFORE DEP.& TAX	-172,110.50	-19.06	-172,110.50	-19.06
6700-00-000	DEPREC. & AMORT. EXPENSES				
6710-00-000	Building Depreciation	56,551.25	6.26	56,551.25	6.26

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

		Period to Date	%	Year to Date	%
6730-00-000	Cap. Improvement Deprec.	14,743.75	1.63	14,743.75	1.63
6740-00-000	Closing Cost Amortization	3,311.63	0.37	3,311.63	0.37
6750-00-000	Loan Fee Amortization	22,368.01	2.48	22,368.01	2.48
6770-00-000	TOTAL DEPREC. & AMORT.	96,974.64	10.74	96,974.64	10.74
6799-00-000	NET INC.(LOSS) BEF.TAXES	-269,085.14	-29.81	-269,085.14	-29.81
6805-00-000	INCOME TAX EXPENSE				
6820-00-000	FTB Tax Expense	800.00	0.09	800.00	0.09
6850-00-000	TOTAL INCOME TAX EXPENSE	800.00	0.09	800.00	0.09
6900-00-000	NET INCOME (LOSS)BK	-269,885.14	-29.89	-269,885.14	-29.89

Exhibit A-3: Statement of Cash Flows for **Professional Investors Security Fund XIV** for period ending **8/29/2020**

[Provide a statement of changes in cash position for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Cash Flow

For The Period Ending December 2019

Books = Cash, Accrual

	Period to Date	%	Year-to-Date	%
INCOME				
Rent Income	2,933,481	100	2,933,481	100
Pet Rent	780	0	780	0
Laundry income	3,003	0	3,003	0
Utility Income	181	0	181	0
Storage Income	1,520	0	1,520	0
TOTAL INCOME	2,938,966	100	2,938,966	100
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	351,607	12	351,607	12
Promo/Move-In Incentives	13,590	0	13,590	0
Advertising	519	0	519	0
Signs	1,556	0	1,556	0
Other Renting Expenses	29,419	1	29,419	1
Credit Check Fees Rcvd	-850	0	-850	0
Credit Check Fees Paid	624	0	624	0
TOTAL RENTING EXPENSE	396,465	13	396,465	13
ADMINISTRATIVE EXPENSES				
Outside Services	520	0	520	0
Office Expense	2,068	0	2,068	0
Licenses, Fees & Permits	6,017	0	6,017	0
Security Patrol	7,998	0	7,998	0
TOTAL ADMINISTRATIVE EXP	16,603	1	16,603	1
MANAGEMENT EXPENSES				
Manager - Apartment Unit	45,110	2	45,110	2
Manager Salary	110,735	4	110,735	4
Manager Utility Expense	1,200	0	1,200	0
Maintenance Apartment	12,038	0	12,038	0
Offsite Mgt Fee PFI	58,669	2	58,669	2
Postage	175	0	175	0
Security Costs	5,285	0	5,285	0
TOTAL MANAGEMENT EXPENSE	233,212	8	233,212	8
UTILITIES EXPENSE				
Gas & Electricity	84,409	3	84,409	3
Utilities Credits or rebates	-2,979	0	-2,979	0
Water	40,529	1	40,529	1
Garbage & Trash Removal	35,349	1	35,349	1
Telephone/Internet/Fax	4,327	0	4,327	0
TOTAL UTILITIES EXPENSE	161,636	5	161,636	5
REPAIRS & MAINTENANCE				

Cash Flow

For The Period Ending December 2019

Books = Cash, Accrual

	Period to Date	%	Year-to-Date	%
R&M Unit	22,425	1	22,425	1
R&M - Miscellaneous	1,766	0	1,766	0
R&M - paving & Concrete	276	0	276	0
R&M - Misc. Cleaning	1,250	0	1,250	0
R&M - Pest Control	5,905	0	5,905	0
Maint. Salaries	32,918	1	32,918	1
Maintenance Supplies	10,743	0	10,743	0
R&M - Electrical Supplies	4,274	0	4,274	0
R&M - Landscaping Supplies	29,035	1	29,035	1
R&M - Pool Supplies	1,119	0	1,119	0
R&M - Cleaning Supplies	548	0	548	0
Small Tools & Equipment	63	0	63	0
Locks & Keys	1,198	0	1,198	0
R&M - Painting Supplies	465	0	465	0
TOTAL REP. & MAINTENANCE	111,985	4	111,985	4
CONTRACT MAINTENANCE				
Contract - fire master	2,051	0	2,051	0
Contract - Plumbing/Sewer	5,690	0	5,690	0
Contract - HVAC Maint.	13,414	0	13,414	0
Contract R&M	21,023	1	21,023	1
Contract - Janitorial Serv.	300	0	300	0
Contract - Landscaping	87,337	3	87,337	3
Contract - Pool Maint.	8,970	0	8,970	0
Contract Appliance Rep.	1,958	0	1,958	0
TOTAL CONTRACT MAINT.	140,743	5	140,743	5
TAXES				
Real Estate Taxes	221,862	8	221,862	8
TOTAL TAX EXPENSE	221,862	8	221,862	8
INSURANCE EXPENSE				
Package Insurance	51,386	2	51,386	2
Earthquake Insurance	31,046	1	31,046	1
Umbrella Insurance	5,202	0	5,202	0
Flood Insurance	2,254	0	2,254	0
TOTAL INSURANCE EXPENSE	89,888	3	89,888	3
TOTAL OPERATING EXPENSES	1,372,394	47	1,372,394	47
OTHER INCOME				
Storage Rent Income	-1,120	0	-1,120	0
Pet Rent	-2,120	0	-2,120	0
Laundry	-9,353	0	-9,353	0
NSF Check Fees	-250	0	-250	0

Cash Flow

For The Period Ending December 2019

Books = Cash, Accrual

	<u>Period to Date</u>	<u>%</u>	<u>Year-to-Date</u>	<u>%</u>
Late Charges	-2,101	0	-2,101	0
T/O - S/D Charges to Tenant	-15,641	-1	-15,641	-1
Miscellaneous Income	-10,042	0	-10,042	0
Interest Income	-1,474,406	-50	-1,474,406	-50
TOTAL OTHER INCOME	-1,515,033	-52	-1,515,033	-52
NET OPERATING INCOME	3,081,606	105	3,081,606	105
DEBT SERVICE EXPENSE				
Mortgage Interest	1,122,240	38	1,122,240	38
Deed Of Trust Interest	1,679,292	57	1,679,292	57
TOTAL DEBT SERVICE EXP.	2,801,532	95	2,801,532	95
NET INC.BEFORE DEP.& TAX	280,073	10	280,073	10
DEPREC. & AMORT. EXPENSES				
Building Depreciation	193,890	7	193,890	7
Cap. Improvement Deprec.	1,120,688	38	1,120,688	38
Closing Cost Amortization	11,354	0	11,354	0
Loan Fee Amortization	76,690	3	76,690	3
TOTAL DEPREC. & AMORT.	1,402,622	48	1,402,622	48
NET INC.(LOSS) BEF.TAXES	-1,122,549	-38	-1,122,549	-38
INCOME TAX EXPENSE				
FTB Tax Expense	-11,067	0	-11,067	0
TOTAL INCOME TAX EXPENSE	-11,067	0	-11,067	0
NET INCOME (LOSS)BK	-1,111,482	-38	-1,111,482	-38
Temporary Distribution	-4,224	0	-4,224	0
NET INCOME (LOSS)	-1,107,258	-38	-1,107,258	-38
ADJUSTMENTS				
Outside Services	-520	0	-520	0
TOTAL ADMINISTRATIVE EXP	-520	0	-520	0
TOTAL ADJUSTMENTS	-520	0	-520	0
CASH FLOW	-1,107,778	-38	-1,107,778	-38

Period to DateBeg CashEnd CashDifferenceYear to DateBeg CashEnd CashDifference

1010-00-000 1010 - Checking

Total Cash

160,298

26,785

-133,513

160,298

26,785

-133,513

160,298

26,785

-133,513

160,298

26,785

-133,513

Cash Flow

For The Period Ending July 2020

Books = Cash, Accrual

	Quarter to Date	%	Year-to-Date	%
INCOME				
Rent Income	763,234	100	1,789,769	100
Pet Rent	180	0	770	0
Laundry income	1,635	0	6,578	0
Utility Income	37	0	191	0
Storage Income	0	0	240	0
TOTAL INCOME	765,085	100	1,797,547	100
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	116,782	15	233,224	13
Promo/Move-In Incentives	0	0	13,475	1
Referral Fees	260	0	600	0
Signs	253	0	500	0
Other Renting Expenses	68	0	810	0
Credit Check Fees Rcvd	-600	0	-1,050	0
Credit Check Fees Paid	0	0	231	0
TOTAL RENTING EXPENSE	116,763	15	247,790	14
ADMINISTRATIVE EXPENSES				
Office Expense	105	0	1,052	0
Licenses, Fees & Permits	1,888	0	4,734	0
TOTAL ADMINISTRATIVE EXP	1,993	0	5,786	0
MANAGEMENT EXPENSES				
Manager - Apartment Unit	-3,593	0	3,593	0
Manager Salary	23,310	3	51,188	3
Manager Utility Expense	200	0	600	0
Maintenance Apartment	0	0	5,390	0
Offsite Mgt Fee PFI	15,395	2	30,791	2
Security Costs	1,379	0	3,209	0
TOTAL MANAGEMENT EXPENSE	36,691	5	94,771	5
UTILITIES EXPENSE				
Gas & Electricity	19,622	3	57,975	3
Utilities Credits or rebates	-3,684	0	-3,684	0
Water	8,189	1	17,945	1
Garbage & Trash Removal	37,389	5	90,293	5
Telephone/Internet/Fax	640	0	1,703	0
TOTAL UTILITIES EXPENSE	62,156	8	164,232	9
REPAIRS & MAINTENANCE				
R&M Unit	2,888	0	21,571	1
R&M - Plumbing	572	0	572	0
R&M - Miscellaneous	7,798	1	20,746	1

Cash Flow

For The Period Ending July 2020

Books = Cash, Accrual

	Quarter to Date	%	Year-to-Date	%
R&M - HVAC	0	0	1,175	0
R&M - Pool	250	0	250	0
R&M - Misc. Cleaning	0	0	900	0
R&M - Pest Control	0	0	253	0
Maintenance Supplies	131	0	3,055	0
R&M - Electrical Supplies	0	0	247	0
R&M - Landscaping Supplies	0	0	300	0
R&M - Pool Supplies	0	0	21	0
R&M - Cleaning Supplies	0	0	146	0
R&M - Plumbing Supplies	205	0	354	0
Small Tools & Equipment	0	0	78	0
Locks & Keys	18	0	1,782	0
R&M - Painting Supplies	92	0	147	0
R&M - Door/Window Supplies	0	0	586	0
TOTAL REP. & MAINTENANCE	11,955	2	52,183	3
CONTRACT MAINTENANCE				
Contract - fire master	193	0	193	0
Contract - Electrical & Lighting	0	0	1,105	0
Contract - HVAC Maint.	0	0	871	0
Contract R&M	0	0	6,440	0
Contract - Janitorial Serv.	0	0	50	0
Contract - Pest Control	758	0	1,515	0
Contract - Landscaping	7,424	1	35,615	2
Contract - Pool Maint.	1,650	0	4,100	0
TOTAL CONTRACT MAINT.	10,025	1	49,890	3
TAXES				
Real Estate Taxes	56,030	7	130,737	7
TOTAL TAX EXPENSE	56,030	7	130,737	7
INSURANCE EXPENSE				
Package Insurance	17,601	2	41,068	2
Earthquake Insurance	8,200	1	19,133	1
Umbrella Insurance	1,844	0	4,302	0
Flood Insurance	564	0	1,315	0
TOTAL INSURANCE EXPENSE	28,208	4	65,818	4
TOTAL OPERATING EXPENSES	323,820	42	811,206	45
OTHER INCOME				
NSF Check Fees	0	0	-50	0
Late Charges	0	0	-374	0
T/O - S/D Charges to Tenant	-2,285	0	-3,665	0
Miscellaneous Income	4,224	1	4,224	0

Cash Flow

For The Period Ending July 2020

Books = Cash, Accrual

	<u>Quarter to Date</u>		<u>Year-to-Date</u>	
		<u>%</u>		<u>%</u>
TOTAL OTHER INCOME	1,939	0	135	0
NET OPERATING INCOME	439,326	57	986,207	55
DEBT SERVICE EXPENSE				
Mortgage Interest	280,560	37	654,640	36
Deed Of Trust Interest	137,350	18	687,065	38
TOTAL DEBT SERVICE EXP.	417,910	55	1,341,705	75
NET INC.BEFORE DEP.& TAX	21,416	3	-355,498	-20
DEPREC. & AMORT. EXPENSES				
Building Depreciation	48,473	6	113,103	6
Cap. Improvement Deprec.	12,638	2	29,488	2
Closing Cost Amortization	2,839	0	6,623	0
Loan Fee Amortization	19,173	3	44,736	2
TOTAL DEPREC. & AMORT.	83,121	11	193,949	11
NET INC.(LOSS) BEF.TAXES	-61,705	-8	-549,447	-31
INCOME TAX EXPENSE				
FTB Tax Expense	0	0	1,600	0
TOTAL INCOME TAX EXPENSE	0	0	1,600	0
NET INCOME (LOSS)BK	-61,705	-8	-551,047	-31
NET INCOME (LOSS)	-61,705	-8	-551,047	-31
ADJUSTMENTS				
CASH FLOW	-61,705	-8	-551,047	-31

	<u>Quarter to Date</u>			<u>Year to Date</u>		
	<u>Beg Cash</u>	<u>End Cash</u>	<u>Difference</u>	<u>Beg Cash</u>	<u>End Cash</u>	<u>Difference</u>
1010-00-000 1010 - Checking	5,870	100,330	94,460	26,785	100,330	73,545
Total Cash	5,870	100,330	94,460	26,785	100,330	73,545

Exhibit A-4: Statement of Changes in Shareholders'/Partners' Equity (*Deficit*) for Professional Investors Security Fund XIV for period ending 8/29/2020

[Provide a statement of changes in shareholders'/partners equity (*deficit*) for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The Debtor's professionals are in the process of conducting a forensic review of the Debtor's and controlled entities' records necessary to determine changes in the shareholders'/partners' equity ownership for the controlled entities. The Debtor will submit an updated report to the Court once this information is available.

Exhibit B: Description of Operations for Professional Investors Security Fund XIV

[Describe the nature and extent of the Debtor's interest in the Controlled Non-Debtor Entity.

Describe the business conducted and intended to be conducted by the Controlled Non-Debtor Entity, focusing on the entity's dominant business segments.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

The Controlled Non-Debtor Entity owns a residential apartment complex which is operated by PFI. The apartment units are leased as residences to tenants.

Exhibit C: Description of Intercompany Claims

[List and describe the Controlled Non-Debtor Entity's claims against any other Controlled Non-Debtor Entity, together with the basis for such claims and whether each claim is contingent, unliquidated or disputed.

Describe the source of this information.]

The source of this information is derived for the companies' Accounting System.

It appears as if the Professional Investors Security Fund, Inc. owes Professional Investors Security Fund XIV approximately \$10,082,833.57, Professional Financial Investors, Inc. owes approximately \$1,957,110.34 and Professional Investors Security Fund XV \$598.75 in intercompany receivables.



Exhibit D: Allocation of Tax Liabilities and Assets

[Describe how income, losses, tax payments, tax refunds, or other tax attributes relating to federal, state, or local taxes have been allocated between or among the Controlled Non-Debtor Entity and one or more other Controlled Non-Debtor Entities.

Include a copy of each tax sharing or tax allocation agreement to which the entity is a party with any other Controlled Non-Debtor Entity.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System and conversations with the remaining employees of the company.

Tax liabilities are not allocated among or between any other Controlled Non-Debtor Entity.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit E: Description of Controlled Non-Debtor Entity's payments of Administrative Expenses, or Professional Fees otherwise payable by a Debtor

[Describe any payment made, or obligations incurred (or claims purchased), by the Controlled Non-Debtor Entity in connection with any claims, administrative expenses, or professional fees that have been or could be asserted against any Debtor.

Describe the source of this information.]

Based on a review of the Non-Debtor Entity's Accounting System records and conversations with current employees, the Debtor is not aware of any payments made or obligations incurred by the Controlled Non-Debtor Entity that would otherwise be payable by Debtor.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

 Exhibit A: Financial Statements for Professional Investors Security Fund XV

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit A-1: Balance Sheet for Professional Investors Security Fund XV as of 8/29/2020

[Provide a balance sheet dated as of the end of the most recent 3-month period of the current fiscal year and as of the end of the preceding fiscal year.]

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.



Balance Sheet

Period = Dec 2019

Book = Accrual ; Tree = ysi_bs

		Current Balance
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1002-00-000	CASH	
1010-00-000	1010 - Checking	40,019.37
1090-00-000	Petty Cash	100.00
1099-00-000	TOTAL CASH	40,119.37
1180-00-000	ACCOUNTS RECEIVABLES	
1181-00-000	A/R Rent Due	13,575.25
1189-00-000	TOTAL ACCOUNTS RECEIVABLES	13,575.25
1200-00-000	RESERVES & PREPAIDS	
1205-00-000	Reserve - Insurance	1,083.45
1298-00-000	TOTAL RESERVES & PREPAIDS	1,083.45
1299-00-000	TOTAL CURRENT ASSETS	54,778.07
1300-00-000	FIXED ASSETS	
1305-00-000	Land	269,250.00
1310-00-000	Building	807,750.00
1311-00-000	Accum Depreciation	-785,205.64
1315-00-000	Furniture and Fixtures	242.48
1349-00-000	NET FIXED ASSETS	292,036.84
1350-00-000	ACQUISITION ASSETS	
1351-00-000	Closing Costs	28,842.07
1351-00-900	A/A Closing Costs	-2,884.20
1352-00-000	Syndication Costs	80,000.00
1353-00-000	Loan Fees	82,778.99
1354-00-000	Accum Amort Loan Fees	-63,164.43
1355-00-000	Personal Property	90,000.00
1356-00-000	Accum Depreciation Personal Property	-90,000.00
1357-00-000	Organization Costs	25,000.00
1358-00-000	Accum Amort Organization Costs	-25,000.00
1359-00-000	NET ACQUISITION ASSETS	125,572.43
1399-00-000	CAPITALIZED IMPROVEMENTS	
1400-00-000	Improvements Prior 2000	300,570.33
1401-00-000	2001 Bathroom Improvements	268.53
1402-00-000	2001 Kitchen Improvements	1,382.82
1403-00-000	2001 Floor Improvements	2,538.90
1404-00-000	2001 Window Improvements	177.83
1406-00-000	2001 Roof Improvements	435.50
1407-00-000	2001 Other Improvements	1,342.10
1408-00-000	2002 Bathroom Improvements	5,002.15
1409-00-000	2002 Kitchen Improvements	3,419.08
1410-00-000	2002 Floor Improvements	7,788.76
1411-00-000	2002 Window Improvements	671.59
1413-00-000	2002 Roof Improvements	1,749.00
1414-00-000	2002 Other Improvements	3,095.58
1415-00-000	2002 Improvement Salaries	2,820.25
1416-00-000	2003 Bathroom Improvements	1,900.00
1417-00-000	2003 Kitchen Improvements	1,259.83
1418-00-000	2003 Floor Improvements	13,209.21
1419-00-000	2003 Window Improvements	455.91
1422-00-000	2003 Other Improvements	2,958.27

Balance Sheet

Period = Dec 2019

Book = Accrual ; Tree = ysi_bs

		Current Balance
1425-00-000	2004 Floor Improvements	3,112.19
1426-00-000	2004 Window Improvements	120.91
1430-00-000	2005 Bathroom Improvements	1,488.07
1431-00-000	2005 Kitchen Improvements	481.25
1432-00-000	2005 Floor Improvements	4,193.68
1433-00-000	2005 Window Improvements	192.31
1436-00-000	2005 Other Improvements	14,542.72
1438-00-000	2006 Bathroom Improvements	2,771.78
1439-00-000	2006 Kitchen Improvements	1,292.91
1440-00-000	2006 Floor Improvements	9,937.16
1444-00-000	2006 Other Improvements	49,380.58
1445-00-000	2007 Bathroom Improvements	2,031.53
1446-00-000	2007 Kitchen Improvements	920.13
1447-00-000	2007 Floor Improvements	12,687.09
1448-00-000	2007 Window Improvements	933.48
1451-00-000	2007 Other Improvements	33,298.37
1452-00-000	2008 Bathroom Improvements	2,492.81
1453-00-000	2008 Kitchen Improvements	4,250.50
1454-00-000	2008 Floor Improvements	1,457.33
1455-00-000	2008 Window Improvements	79.35
1456-00-000	2008 Building Improvements	9,530.00
1458-00-000	2008 Other Improvements	63,086.17
1465-00-000	2009 Other Improvements	33,253.27
1470-00-000	2010 Other Improvements	23,897.57
1480-00-000	2011 Other Improvements	21,502.62
1485-00-000	2012 Other Improvements	63,698.03
1490-00-000	2013 Other Improvements	32,937.96
1491-00-000	2014 Other Improvements	64,918.56
1491-00-100	2014 T/O Misc. Expense	2,101.16
1491-00-200	2014 T/O Materials	1,407.56
1491-00-300	2014 T/O Outside Vendor	3,175.00
1492-00-000	2015 Other Improvements	2,431.14
1492-00-100	T/O Misc. Exp.	5,322.78
1492-00-200	2015 T/O Materiales	10,071.25
1492-00-300	T/O Outside Vendor	23,085.17
1493-00-000	2016 Other Improvements	56,031.28
1493-00-100	2016 T/O Misc. Exp.	3,291.38
1493-00-200	2016 T/O Materials	4,842.34
1493-00-300	2016 T/O outside vendors	21,822.75
1494-00-000	2017 Other Improvements	31,852.68
1494-00-200	2017 T/O Materials	3,174.22
1494-00-300	2017 T/O Outside Vendor	9,705.00
1495-00-000	2018 Other Improvements	84,427.20
1495-00-200	2018 T/O Materials	3,995.36
1495-00-300	2018 T/O Outside Vendor	13,810.00
1496-00-000	2019 Other Improvements	24,317.31
1496-00-100	2019 T/O Misc. Exp.	1,511.41
1496-00-200	2019 T/O Materials	6,493.71
1496-00-300	2019 T/O Outside Vendor	27,614.62
1595-00-000	TOTAL CAPITAL IMPROVEMENTS	1,150,017.29
1598-00-000	Accum Deprec - Capital Improvements	1,064,210.18
1599-00-000	NET CAPITALIZED IMPROVEMENTS	85,807.11
1800-00-000	LONG TERM RECEIVABLES	
1850-00-000	Due To/From GP	163,100.00

Balance Sheet

Period = Dec 2019

Book = Accrual ; Tree = ysi_bs

		Current Balance
1855-00-000	Due To/From PISF, Inc.	3,723,036.32
1899-00-000	TOTAL LONG TERM RECEIVABLES	3,886,136.32
1999-00-000	TOTAL ASSETS	4,444,330.77
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2002-00-000	CURRENT LIABILITIES	
2005-00-000	Accounts Payable	9,406.15
2010-00-000	Unearned Rent	1,717.99
2015-00-000	FTB Taxes Payable	66.67
2099-00-000	TOTAL CURRENT LIABILITIES	11,190.81
2200-00-000	LONG TERM LIABILITIES	
2225-00-000	Deed of Trust Payable	3,257,501.89
2235-00-000	Security Deposits Liability	35,641.00
2240-00-000	Mortgage Payable	3,650,173.99
2998-00-000	TOTAL LONG TERM LIABILITIES	6,943,316.88
2999-00-000	TOTAL LIABILITIES	6,954,507.69
3000-00-000	EQUITY	
3030-00-000	Capital Contributions	800,000.00
3040-00-000	Less: Repurchased Units	-15,000.00
3050-00-000	L.P. Distributions	-1,466,971.00
3055-00-000	G.P. Distributions	-80,000.00
3060-00-000	Premium on Repurch Units	-400.00
3130-00-000	Retained Earnings	-1,712,644.02
3140-00-000	Net Income (Loss) Current	-35,161.90
3990-00-000	TOTAL EQUITY	-2,510,176.92
3998-00-000	TOTAL LIABILITIES & EQUITY	4,444,330.77
9999-00-000	Total of All	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual ; Tree = ysi_bs

		Current Balance
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1002-00-000	CASH	
1010-00-000	1010 - Checking	69,060.28
1090-00-000	Petty Cash	200.00
1099-00-000	TOTAL CASH	69,260.28
1180-00-000	ACCOUNTS RECEIVABLES	
1181-00-000	A/R Rent Due	14,788.09
1189-00-000	TOTAL ACCOUNTS RECEIVABLES	14,788.09
1200-00-000	RESERVES & PREPAIDS	
1205-00-000	Reserve - Insurance	2,150.38
1240-00-000	Prepaid Mortgage Interest	121,390.50
1250-00-000	Prepaid Taxes	18,189.19
1298-00-000	TOTAL RESERVES & PREPAIDS	141,730.07
1299-00-000	TOTAL CURRENT ASSETS	225,778.44
1300-00-000	FIXED ASSETS	
1305-00-000	Land	269,250.00
1310-00-000	Building	807,750.00
1311-00-000	Accum Depreciation	-802,338.14
1315-00-000	Furniture and Fixtures	242.48
1349-00-000	NET FIXED ASSETS	274,904.34
1350-00-000	ACQUISITION ASSETS	
1351-00-000	Closing Costs	35,814.07
1351-00-900	A/A Closing Costs	-4,566.65
1352-00-000	Syndication Costs	80,000.00
1353-00-000	Loan Fees	93,192.06
1354-00-000	Accum Amort Loan Fees	-83,323.85
1355-00-000	Personal Property	90,000.00
1356-00-000	Accum Depreciation Personal Property	-90,000.00
1357-00-000	Organization Costs	25,000.00
1358-00-000	Accum Amort Organization Costs	-25,000.00
1359-00-000	NET ACQUISITION ASSETS	121,115.63
1399-00-000	CAPITALIZED IMPROVEMENTS	
1400-00-000	Improvements Prior 2000	300,570.33
1401-00-000	2001 Bathroom Improvements	268.53
1402-00-000	2001 Kitchen Improvements	1,382.82
1403-00-000	2001 Floor Improvements	2,538.90
1404-00-000	2001 Window Improvements	177.83
1406-00-000	2001 Roof Improvements	435.50
1407-00-000	2001 Other Improvements	1,342.10
1408-00-000	2002 Bathroom Improvements	5,002.15
1409-00-000	2002 Kitchen Improvements	3,419.08
1410-00-000	2002 Floor Improvements	7,788.76
1411-00-000	2002 Window Improvements	671.59
1413-00-000	2002 Roof Improvements	1,749.00
1414-00-000	2002 Other Improvements	3,095.58
1415-00-000	2002 Improvement Salaries	2,820.25
1416-00-000	2003 Bathroom Improvements	1,900.00
1417-00-000	2003 Kitchen Improvements	1,259.83
1418-00-000	2003 Floor Improvements	13,209.21

Balance Sheet

Period = Jul 2020

Book = Accrual ; Tree = ysi_bs

		Current Balance
1419-00-000	2003 Window Improvements	455.91
1422-00-000	2003 Other Improvements	2,958.27
1425-00-000	2004 Floor Improvements	3,112.19
1426-00-000	2004 Window Improvements	120.91
1430-00-000	2005 Bathroom Improvements	1,488.07
1431-00-000	2005 Kitchen Improvements	481.25
1432-00-000	2005 Floor Improvements	4,193.68
1433-00-000	2005 Window Improvements	192.31
1436-00-000	2005 Other Improvements	14,542.72
1438-00-000	2006 Bathroom Improvements	2,771.78
1439-00-000	2006 Kitchen Improvements	1,292.91
1440-00-000	2006 Floor Improvements	9,937.16
1444-00-000	2006 Other Improvements	49,380.58
1445-00-000	2007 Bathroom Improvements	2,031.53
1446-00-000	2007 Kitchen Improvements	920.13
1447-00-000	2007 Floor Improvements	12,687.09
1448-00-000	2007 Window Improvements	933.48
1451-00-000	2007 Other Improvements	33,298.37
1452-00-000	2008 Bathroom Improvements	2,492.81
1453-00-000	2008 Kitchen Improvements	4,250.50
1454-00-000	2008 Floor Improvements	1,457.33
1455-00-000	2008 Window Improvements	79.35
1456-00-000	2008 Building Improvements	9,530.00
1458-00-000	2008 Other Improvements	63,086.17
1465-00-000	2009 Other Improvements	33,253.27
1470-00-000	2010 Other Improvements	23,897.57
1480-00-000	2011 Other Improvements	21,502.62
1485-00-000	2012 Other Improvements	63,698.03
1490-00-000	2013 Other Improvements	32,937.96
1491-00-000	2014 Other Improvements	64,918.56
1491-00-100	2014 T/O Misc. Expense	2,101.16
1491-00-200	2014 T/O Materials	1,407.56
1491-00-300	2014 T/O Outside Vendor	3,175.00
1492-00-000	2015 Other Improvements	2,431.14
1492-00-100	T/O Misc. Exp.	5,322.78
1492-00-200	2015 T/O Materiales	10,071.25
1492-00-300	T/O Outside Vendor	23,085.17
1493-00-000	2016 Other Improvements	56,031.28
1493-00-100	2016 T/O Misc. Exp.	3,291.38
1493-00-200	2016 T/O Materials	4,842.34
1493-00-300	2016 T/O outside vendors	21,822.75
1494-00-000	2017 Other Improvements	31,852.68
1494-00-200	2017 T/O Materials	3,174.22
1494-00-300	2017 T/O Outside Vendor	9,705.00
1495-00-000	2018 Other Improvements	84,427.20
1495-00-200	2018 T/O Materials	3,995.36
1495-00-300	2018 T/O Outside Vendor	13,810.00
1496-00-000	2019 Other Improvements	24,317.31
1496-00-100	2019 T/O Misc. Exp.	1,511.41
1496-00-200	2019 T/O Materials	6,493.71
1496-00-300	2019 T/O Outside Vendor	27,614.62
1497-00-000	2020 Other Improvements	30,490.50
1497-00-200	2020 T/O Materials	2,367.32
1497-00-300	2020 T/O Outside Vendor	13,035.00
1595-00-000	TOTAL CAPITAL IMPROVEMENTS	1,195,910.11

Balance Sheet

Period = Jul 2020

Book = Accrual ; Tree = ysi_bs

		Current Balance
1598-00-000	Accum Deprec - Capital Improvements	1,075,363.49
1599-00-000	NET CAPITALIZED IMPROVEMENTS	120,546.62
1800-00-000	LONG TERM RECEIVABLES	
1814-00-000	PISF XIV	-598.75
1850-00-000	Due To/From GP	473,366.66
1855-00-000	Due To/From PISF, Inc.	3,573,036.32
1899-00-000	TOTAL LONG TERM RECEIVABLES	4,045,804.23
1999-00-000	TOTAL ASSETS	4,788,149.26
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2002-00-000	CURRENT LIABILITIES	
2005-00-000	Accounts Payable	5,311.04
2010-00-000	Unearned Rent	2,199.66
2015-00-000	FTB Taxes Payable	66.67
2020-00-000	Property Tax Payable	3,031.53
2099-00-000	TOTAL CURRENT LIABILITIES	10,608.90
2200-00-000	LONG TERM LIABILITIES	
2225-00-000	Deed of Trust Payable	3,167,501.89
2235-00-000	Security Deposits Liability	37,986.00
2240-00-000	Mortgage Payable	4,150,000.00
2998-00-000	TOTAL LONG TERM LIABILITIES	7,355,487.89
2999-00-000	TOTAL LIABILITIES	7,366,096.79
3000-00-000	EQUITY	
3030-00-000	Capital Contributions	800,000.00
3040-00-000	Less: Repurchased Units	-15,000.00
3050-00-000	L.P. Distributions	-1,466,971.00
3055-00-000	G.P. Distributions	-80,000.00
3060-00-000	Premium on Repurch Units	-400.00
3130-00-000	Retained Earnings	-1,747,805.92
3140-00-000	Net Income (Loss) Current	-67,770.61
3990-00-000	TOTAL EQUITY	-2,577,947.53
3998-00-000	TOTAL LIABILITIES & EQUITY	4,788,149.26
9999-00-000	Total of All	0.00

Exhibit A-2: Statement of Income (*Loss*) for Professional Investors Security Fund XV for period ending 8/29/2020

[Provide a statement of income (*loss*) for the following periods:

(i) For the initial report:

- a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and
- b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual ; Tree = ysi_is

		Period to Date	%	Year to Date	%
4000-00-000	INCOME				
4005-00-000	Rent Income	514,425.00	99.45	514,425.00	99.45
4014-00-000	Laundry income	2,660.68	0.51	2,660.68	0.51
4018-00-000	Storage Income	200.00	0.04	200.00	0.04
4099-00-000	TOTAL INCOME	517,285.68	100.00	517,285.68	100.00
6001-00-000	OPERATING EXPENSE				
6002-00-000	RENTING EXPENSES				
6005-00-000	Vacancy Loss	17,874.66	3.46	17,874.66	3.46
6020-00-000	Advertising	40.34	0.01	40.34	0.01
6025-00-000	Signs	62.64	0.01	62.64	0.01
6031-00-000	Other Renting Expenses	1.00	0.00	1.00	0.00
6040-00-000	Credit Check Fees Rcvd	-50.00	-0.01	-50.00	-0.01
6041-00-000	Credit Check Fees Paid	144.50	0.03	144.50	0.03
6049-00-000	TOTAL RENTING EXPENSE	18,073.14	3.49	18,073.14	3.49
6050-00-000	ADMINISTRATIVE EXPENSES				
6067-00-000	Outside Services	110.00	0.02	110.00	0.02
6070-00-000	Office Expense	44.46	0.01	44.46	0.01
6074-00-000	Licenses, Fees & Permits	962.00	0.19	962.00	0.19
6075-00-000	Security Patrol	3,999.23	0.77	3,999.23	0.77
6077-00-000	Auto Expense	30.00	0.01	30.00	0.01
6099-00-000	TOTAL ADMINISTRATIVE EXP	5,145.69	0.99	5,145.69	0.99
6100-00-000	MANAGEMENT EXPENSES				
6110-00-000	Manager - Apartment Unit	2,760.00	0.53	2,760.00	0.53
6113-00-000	Manager Salary	13,067.76	2.53	13,067.76	2.53
6120-00-000	Offsite Mgt Fee PFI	10,288.50	1.99	10,288.50	1.99
6134-00-000	Postage	53.22	0.01	53.22	0.01
6199-00-000	TOTAL MANAGEMENT EXPENSE	26,169.48	5.06	26,169.48	5.06
6200-00-000	UTILITIES EXPENSE				
6205-00-000	Gas & Electricity	19,075.96	3.69	19,075.96	3.69
6205-00-100	Utilities Credits or rebates	-485.80	-0.09	-485.80	-0.09
6215-00-000	Water	7,178.95	1.39	7,178.95	1.39
6220-00-000	Garbage & Trash Removal	5,348.24	1.03	5,348.24	1.03
6230-00-000	Telephone/Internet/Fax	580.20	0.11	580.20	0.11
6249-00-000	TOTAL UTILITIES EXPENSE	31,697.55	6.13	31,697.55	6.13
6275-00-000	REPAIRS & MAINTENANCE				
6275-00-010	R&M Unit	2,814.16	0.54	2,814.16	0.54
6275-00-145	R&M - Miscellaneous	1,579.08	0.31	1,579.08	0.31
6275-00-290	R&M - paving & Concrete	137.88	0.03	137.88	0.03
6310-00-000	R&M - Pest Control	1,507.50	0.29	1,507.50	0.29
6316-00-000	Maint. Salaries	7,363.80	1.42	7,363.80	1.42
6320-00-000	Maintenance Supplies	444.83	0.09	444.83	0.09
6321-00-000	R&M - Landscaping Supplies	866.14	0.17	866.14	0.17
6322-00-075	R&M - Pool Supplies	205.00	0.04	205.00	0.04
6331-00-000	Locks & Keys	164.39	0.03	164.39	0.03
6333-00-000	R&M - Painting Supplies	32.27	0.01	32.27	0.01
6349-00-000	TOTAL REP. & MAINTENANCE	15,115.05	2.92	15,115.05	2.92
6350-00-000	CONTRACT MAINTENANCE				
6351-00-170	Contract - fire master	435.57	0.08	435.57	0.08
6355-00-000	Contract - Plumbing/Sewer	2,175.00	0.42	2,175.00	0.42

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual ; Tree = ysi_is

		Period to Date	%	Year to Date	%
6362-00-000	Contract R&M	2,465.75	0.48	2,465.75	0.48
6370-00-000	Contract - Landscaping	18,447.50	3.57	18,447.50	3.57
6375-00-000	Contract - Pool Maint.	4,460.00	0.86	4,460.00	0.86
6399-00-000	TOTAL CONTRACT MAINT.	27,983.82	5.41	27,983.82	5.41
6400-00-000	TAXES				
6410-00-000	Real Estate Taxes	36,012.28	6.96	36,012.28	6.96
6449-00-000	TOTAL TAX EXPENSE	36,012.28	6.96	36,012.28	6.96
6450-00-000	INSURANCE EXPENSE				
6460-00-000	Package Insurance	9,944.16	1.92	9,944.16	1.92
6465-00-000	Earthquake Insurance	4,292.42	0.83	4,292.42	0.83
6467-00-000	Umbrella Insurance	933.88	0.18	933.88	0.18
6498-00-000	TOTAL INSURANCE EXPENSE	15,170.46	2.93	15,170.46	2.93
6499-00-000	TOTAL OPERATING EXPENSES	175,367.47	33.90	175,367.47	33.90
6500-00-000	OTHER INCOME				
6515-00-000	Storage Rent Income	-100.00	-0.02	-100.00	-0.02
6520-00-000	Pet Rent	-35.00	-0.01	-35.00	-0.01
6525-00-000	Parking Fees	80.00	0.02	80.00	0.02
6530-00-000	Laundry	-5,982.96	-1.16	-5,982.96	-1.16
6540-00-000	NSF Check Fees	-150.00	-0.03	-150.00	-0.03
6545-00-000	Late Charges	-675.00	-0.13	-675.00	-0.13
6560-00-000	Damages & Cleaning Fees	-200.00	-0.04	-200.00	-0.04
6575-00-000	T/O - S/D Charges to Tenant	-3,704.75	-0.72	-3,704.75	-0.72
6590-00-000	Interest Income	-221,540.00	-42.83	-221,540.00	-42.83
6595-00-000	TOTAL OTHER INCOME	-232,307.71	-44.91	-232,307.71	-44.91
6599-00-000	NET OPERATING INCOME	574,225.92	111.01	574,225.92	111.01
6605-00-000	DEBT SERVICE EXPENSE				
6610-00-000	Mortgage Interest	142,182.36	27.49	142,182.36	27.49
6620-00-000	Deed Of Trust Interest	358,499.43	69.30	358,499.43	69.30
6660-00-000	TOTAL DEBT SERVICE EXP.	500,681.79	96.79	500,681.79	96.79
6670-00-000	NET INC.BEFORE DEP.& TAX	73,544.13	14.22	73,544.13	14.22
6700-00-000	DEPREC. & AMORT. EXPENSES				
6710-00-000	Building Depreciation	29,370.00	5.68	29,370.00	5.68
6730-00-000	Cap. Improvement Deprec.	78,205.96	15.12	78,205.96	15.12
6740-00-000	Closing Cost Amortization	2,884.20	0.56	2,884.20	0.56
6750-00-000	Loan Fee Amortization	2,179.44	0.42	2,179.44	0.42
6770-00-000	TOTAL DEPREC. & AMORT.	112,639.60	21.78	112,639.60	21.78
6799-00-000	NET INC.(LOSS) BEF.TAXES	-39,095.47	-7.56	-39,095.47	-7.56
6805-00-000	INCOME TAX EXPENSE				
6820-00-000	FTB Tax Expense	-3,933.57	-0.76	-3,933.57	-0.76
6850-00-000	TOTAL INCOME TAX EXPENSE	-3,933.57	-0.76	-3,933.57	-0.76
6900-00-000	NET INCOME (LOSS)BK	-35,161.90	-6.80	-35,161.90	-6.80
7099-00-000	NET INCOME (LOSS)	-35,161.90	-6.80	-35,161.90	-6.80

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual ; Tree = ysi_is

	Period to Date	%	Year to Date	%

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

		Period to Date	%	Year to Date	%
4000-00-000	INCOME				
4005-00-000	Rent Income	307,180.00	98.13	307,180.00	98.13
4014-00-000	Laundry income	5,653.96	1.81	5,653.96	1.81
4017-00-000	Utility Income	22.85	0.01	22.85	0.01
4018-00-000	Storage Income	175.00	0.06	175.00	0.06
4099-00-000	TOTAL INCOME	313,031.81	100.00	313,031.81	100.00
6000-00-000	EXPENSES				
6001-00-000	OPERATING EXPENSE				
6002-00-000	RENTING EXPENSES				
6005-00-000	Vacancy Loss	12,324.67	3.94	12,324.67	3.94
6025-00-000	Signs	38.15	0.01	38.15	0.01
6031-00-000	Other Renting Expenses	114.07	0.04	114.07	0.04
6040-00-000	Credit Check Fees Rcvd	-156.66	-0.05	-156.66	-0.05
6041-00-000	Credit Check Fees Paid	14.45	0.00	14.45	0.00
6049-00-000	TOTAL RENTING EXPENSE	12,334.68	3.94	12,334.68	3.94
6050-00-000	ADMINISTRATIVE EXPENSES				
6070-00-000	Office Expense	27.79	0.01	27.79	0.01
6074-00-000	Licenses, Fees & Permits	860.00	0.27	860.00	0.27
6099-00-000	TOTAL ADMINISTRATIVE EXP	887.79	0.28	887.79	0.28
6100-00-000	MANAGEMENT EXPENSES				
6110-00-000	Manager - Apartment Unit	4,191.25	1.34	4,191.25	1.34
6113-00-000	Manager Salary	8,531.36	2.73	8,531.36	2.73
6115-00-000	Maintenance Apartment	1,200.00	0.38	1,200.00	0.38
6120-00-000	Offsite Mgt Fee PFI	5,266.20	1.68	5,266.20	1.68
6199-00-000	TOTAL MANAGEMENT EXPENSE	19,188.81	6.13	19,188.81	6.13
6200-00-000	UTILITIES EXPENSE				
6205-00-000	Gas & Electricity	12,390.71	3.96	12,390.71	3.96
6205-00-100	Utilities Credits or rebates	-677.35	-0.22	-677.35	-0.22
6215-00-000	Water	3,694.22	1.18	3,694.22	1.18

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

		Period to Date	%	Year to Date	%
6220-00-000	Garbage & Trash Removal	3,901.66	1.25	3,901.66	1.25
6230-00-000	Telephone/Internet/Fax	373.83	0.12	373.83	0.12
6249-00-000	TOTAL UTILITIES EXPENSE	19,683.07	6.29	19,683.07	6.29
6275-00-000	REPAIRS & MAINTENANCE				
6275-00-010	R&M Unit	2,170.22	0.69	2,170.22	0.69
6275-00-025	R&M - Plumbing	90.00	0.03	90.00	0.03
6275-00-140	R&M - Roofing	1,282.00	0.41	1,282.00	0.41
6275-00-145	R&M - Miscellaneous	6,150.59	1.96	6,150.59	1.96
6310-00-000	R&M - Pest Control	126.25	0.04	126.25	0.04
6320-00-000	Maintenance Supplies	327.30	0.10	327.30	0.10
6321-00-000	R&M - Landscaping Supplies	386.10	0.12	386.10	0.12
6331-00-000	Locks & Keys	453.87	0.14	453.87	0.14
6349-00-000	TOTAL REP. & MAINTENANCE	10,986.33	3.51	10,986.33	3.51
6350-00-000	CONTRACT MAINTENANCE				
6360-00-000	Contract - Electrical & Lighting	180.00	0.06	180.00	0.06
6362-00-000	Contract R&M	560.00	0.18	560.00	0.18
6364-00-000	Contract - Janitorial Serv.	50.00	0.02	50.00	0.02
6367-00-000	Contract - Pest Control	757.50	0.24	757.50	0.24
6370-00-000	Contract - Landscaping	9,605.00	3.07	9,605.00	3.07
6375-00-000	Contract - Pool Maint.	1,925.00	0.62	1,925.00	0.62
6399-00-000	TOTAL CONTRACT MAINT.	13,077.50	4.18	13,077.50	4.18
6400-00-000	TAXES				
6410-00-000	Real Estate Taxes	21,220.72	6.78	21,220.72	6.78
6449-00-000	TOTAL TAX EXPENSE	21,220.72	6.78	21,220.72	6.78
6450-00-000	INSURANCE EXPENSE				
6460-00-000	Package Insurance	8,290.59	2.65	8,290.59	2.65
6465-00-000	Earthquake Insurance	2,645.44	0.85	2,645.44	0.85
6467-00-000	Umbrella Insurance	735.42	0.23	735.42	0.23
6498-00-000	TOTAL INSURANCE EXPENSE	11,671.45	3.73	11,671.45	3.73

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

		Period to Date	%	Year to Date	%
6499-00-000	TOTAL OPERATING EXPENSES	109,050.35	34.84	109,050.35	34.84
6500-00-000	OTHER INCOME				
6545-00-000	Late Charges	-300.00	-0.10	-300.00	-0.10
6560-00-000	Damages & Cleaning Fees	-500.00	-0.16	-500.00	-0.16
6575-00-000	T/O - S/D Charges to Tenant	-1,760.00	-0.56	-1,760.00	-0.56
6580-00-000	Miscellaneous Income	-1,608.72	-0.51	-1,608.72	-0.51
6595-00-000	TOTAL OTHER INCOME	-4,168.72	-1.33	-4,168.72	-1.33
6599-00-000	NET OPERATING INCOME	208,150.18	66.49	208,150.18	66.49
6605-00-000	DEBT SERVICE EXPENSE				
6610-00-000	Mortgage Interest	84,695.71	27.06	84,695.71	27.06
6620-00-000	Deed Of Trust Interest	140,297.40	44.82	140,297.40	44.82
6660-00-000	TOTAL DEBT SERVICE EXP.	224,993.11	71.88	224,993.11	71.88
6670-00-000	NET INC.BEFORE DEP.& TAX	-16,842.93	-5.38	-16,842.93	-5.38
6700-00-000	DEPREC. & AMORT. EXPENSES				
6710-00-000	Building Depreciation	17,132.50	5.47	17,132.50	5.47
6730-00-000	Cap. Improvement Deprec.	11,153.31	3.56	11,153.31	3.56
6740-00-000	Closing Cost Amortization	1,682.45	0.54	1,682.45	0.54
6750-00-000	Loan Fee Amortization	20,159.42	6.44	20,159.42	6.44
6770-00-000	TOTAL DEPREC. & AMORT.	50,127.68	16.01	50,127.68	16.01
6799-00-000	NET INC.(LOSS) BEF.TAXES	-66,970.61	-21.39	-66,970.61	-21.39
6805-00-000	INCOME TAX EXPENSE				
6820-00-000	FTB Tax Expense	800.00	0.26	800.00	0.26
6850-00-000	TOTAL INCOME TAX EXPENSE	800.00	0.26	800.00	0.26
6900-00-000	NET INCOME (LOSS)BK	-67,770.61	-21.65	-67,770.61	-21.65

Exhibit A-3: Statement of Cash Flows for **Professional Investors Security Fund XV** for period ending 8/29/2020

[Provide a statement of changes in cash position for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.



Cash Flow

For The Period Ending December 2019

Books = Cash, Accrual

	Period to Date	%	Year-to-Date	%
INCOME				
Rent Income	1,028,390	99	1,028,390	99
Laundry income	5,321	1	5,321	1
Storage Income	400	0	400	0
TOTAL INCOME	1,034,111	100	1,034,111	100
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	35,749	3	35,749	3
Advertising	81	0	81	0
Signs	529	0	529	0
Other Renting Expenses	2	0	2	0
Credit Check Fees Rcvd	-100	0	-100	0
Credit Check Fees Paid	289	0	289	0
TOTAL RENTING EXPENSE	36,550	4	36,550	4
ADMINISTRATIVE EXPENSES				
Outside Services	220	0	220	0
Office Expense	89	0	89	0
Licenses, Fees & Permits	1,924	0	1,924	0
Security Patrol	7,998	1	7,998	1
Auto Expense	60	0	60	0
TOTAL ADMINISTRATIVE EXP	10,291	1	10,291	1
MANAGEMENT EXPENSES				
Manager - Apartment Unit	5,520	1	5,520	1
Manager Salary	26,136	3	26,136	3
Offsite Mgt Fee PFI	20,577	2	20,577	2
Postage	106	0	106	0
TOTAL MANAGEMENT EXPENSE	52,339	5	52,339	5
UTILITIES EXPENSE				
Gas & Electricity	38,152	4	38,152	4
Utilities Credits or rebates	-972	0	-972	0
Water	14,358	1	14,358	1
Garbage & Trash Removal	10,696	1	10,696	1
Telephone/Internet/Fax	1,160	0	1,160	0
TOTAL UTILITIES EXPENSE	63,395	6	63,395	6
REPAIRS & MAINTENANCE				
R&M Unit	5,808	1	5,808	1
R&M - Miscellaneous	3,158	0	3,158	0
R&M - paving & Concrete	276	0	276	0
R&M - Misc. Cleaning	850	0	850	0
R&M - Pest Control	3,015	0	3,015	0

Cash Flow

For The Period Ending December 2019

Books = Cash, Accrual

	Period to Date	%	Year-to-Date	%
Maint. Salaries	14,728	1	14,728	1
Maintenance Supplies	815	0	815	0
R&M - Landscaping Supplies	1,732	0	1,732	0
R&M - Pool Supplies	410	0	410	0
Locks & Keys	315	0	315	0
R&M - Painting Supplies	65	0	65	0
TOTAL REP. & MAINTENANCE	31,171	3	31,171	3
CONTRACT MAINTENANCE				
Contract - fire master	871	0	871	0
Contract - Plumbing/Sewer	4,350	0	4,350	0
Contract R&M	5,002	0	5,002	0
Contract - Landscaping	35,800	3	35,800	3
Contract - Pool Maint.	8,920	1	8,920	1
TOTAL CONTRACT MAINT.	54,943	5	54,943	5
TAXES				
Real Estate Taxes	72,025	7	72,025	7
TOTAL TAX EXPENSE	72,025	7	72,025	7
INSURANCE EXPENSE				
Package Insurance	19,888	2	19,888	2
Earthquake Insurance	8,585	1	8,585	1
Umbrella Insurance	1,868	0	1,868	0
TOTAL INSURANCE EXPENSE	30,341	3	30,341	3
TOTAL OPERATING EXPENSES	351,054	34	351,054	34
OTHER INCOME				
Storage Rent Income	-200	0	-200	0
Pet Rent	-100	0	-100	0
Parking Fees	160	0	160	0
Laundry	-11,966	-1	-11,966	-1
NSF Check Fees	-300	0	-300	0
Late Charges	-1,225	0	-1,225	0
Damages & Cleaning Fees	-200	0	-200	0
T/O - S/D Charges to Tenant	-3,582	0	-3,582	0
Interest Income	-443,080	-43	-443,080	-43
TOTAL OTHER INCOME	-460,492	-45	-460,492	-45
NET OPERATING INCOME	1,143,550	111	1,143,550	111
DEBT SERVICE EXPENSE				
Mortgage Interest	284,365	27	284,365	27
Deed Of Trust Interest	716,999	69	716,999	69
TOTAL DEBT SERVICE EXP.	1,001,364	97	1,001,364	97
NET INC.BEFORE DEP.& TAX	142,186	14	142,186	14

Cash Flow

For The Period Ending December 2019

Books = Cash, Accrual

	<u>Period to Date</u>		<u>Year-to-Date</u>	
		%		%
DEPREC. & AMORT. EXPENSES				
Building Depreciation	58,740	6	58,740	6
Cap. Improvement Deprec.	156,412	15	156,412	15
Closing Cost Amortization	5,768	1	5,768	1
Loan Fee Amortization	4,359	0	4,359	0
TOTAL DEPREC. & AMORT.	225,279	22	225,279	22
NET INC.(LOSS) BEF.TAXES	-83,093	-8	-83,093	-8
INCOME TAX EXPENSE				
FTB Tax Expense	-7,867	-1	-7,867	-1
TOTAL INCOME TAX EXPENSE	-7,867	-1	-7,867	-1
NET INCOME (LOSS)BK	-75,226	-7	-75,226	-7
NET INCOME (LOSS)	-75,226	-7	-75,226	-7
ADJUSTMENTS				
Outside Services	-220	0	-220	0
TOTAL ADMINISTRATIVE EXP	-220	0	-220	0
TOTAL ADJUSTMENTS	-220	0	-220	0
CASH FLOW	-75,446	-7	-75,446	-7

	<u>Period to Date</u>			<u>Year to Date</u>		
	Beg Cash	End Cash	Difference	Beg Cash	End Cash	Difference
1010-00-000 1010 - Checking	20,121	80,039	59,917	20,121	80,039	59,917
Total Cash	20,121	80,039	59,917	20,121	80,039	59,917

Cash Flow

For The Period Ending July 2020

Books = Cash, Accrual

	Quarter to Date	%	Year-to-Date	%
INCOME				
Rent Income	264,976	98	613,095	98
Laundry income	5,969	2	11,308	2
Utility Income	0	0	23	0
Storage Income	150	0	350	0
TOTAL INCOME	271,095	100	624,776	100
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	1,733	1	24,649	4
Signs	76	0	76	0
Other Renting Expenses	68	0	228	0
Credit Check Fees Rcvd	-175	0	-313	0
Credit Check Fees Paid	0	0	29	0
TOTAL RENTING EXPENSE	1,703	1	24,669	4
ADMINISTRATIVE EXPENSES				
Office Expense	0	0	56	0
Licenses, Fees & Permits	746	0	1,720	0
TOTAL ADMINISTRATIVE EXP	746	0	1,776	0
MANAGEMENT EXPENSES				
Manager - Apartment Unit	3,593	1	8,383	1
Manager Salary	7,770	3	17,063	3
Maintenance Apartment	1,400	1	2,400	0
Offsite Mgt Fee PFI	5,273	2	10,532	2
TOTAL MANAGEMENT EXPENSE	18,036	7	38,378	6
UTILITIES EXPENSE				
Gas & Electricity	8,343	3	24,781	4
Utilities Credits or rebates	-1,355	0	-1,355	0
Water	2,783	1	7,388	1
Garbage & Trash Removal	3,265	1	7,803	1
Telephone/Internet/Fax	321	0	748	0
TOTAL UTILITIES EXPENSE	13,357	5	39,366	6
REPAIRS & MAINTENANCE				
R&M Unit	1,620	1	4,281	1
R&M - Plumbing	180	0	180	0
R&M - Roofing	0	0	2,564	0
R&M - Miscellaneous	4,250	2	12,301	2
R&M - Pest Control	0	0	253	0
Maintenance Supplies	187	0	472	0
R&M - Landscaping Supplies	0	0	772	0
Locks & Keys	12	0	922	0

Cash Flow

For The Period Ending July 2020

Books = Cash, Accrual

	Quarter to Date	%	Year-to-Date	%
TOTAL REP. & MAINTENANCE	6,249	2	21,745	3
CONTRACT MAINTENANCE				
Contract - Electrical & Lighting	0	0	360	0
Contract R&M	0	0	1,120	0
Contract - Janitorial Serv.	0	0	100	0
Contract - Pest Control	758	0	1,515	0
Contract - Landscaping	4,850	2	20,305	3
Contract - Pool Maint.	1,650	1	3,850	1
TOTAL CONTRACT MAINT.	7,258	3	27,250	4
TAXES				
Real Estate Taxes	18,189	7	42,441	7
TOTAL TAX EXPENSE	18,189	7	42,441	7
INSURANCE EXPENSE				
Package Insurance	7,106	3	16,581	3
Earthquake Insurance	2,268	1	5,291	1
Umbrella Insurance	630	0	1,471	0
TOTAL INSURANCE EXPENSE	10,004	4	23,343	4
TOTAL OPERATING EXPENSES	75,541	28	218,968	35
OTHER INCOME				
Late Charges	0	0	-675	0
Damages & Cleaning Fees	0	0	-1,000	0
T/O - S/D Charges to Tenant	0	0	-4,536	-1
Miscellaneous Income	0	0	-3,217	-1
TOTAL OTHER INCOME	0	0	-9,428	-2
NET OPERATING INCOME	195,553	72	415,237	66
DEBT SERVICE EXPENSE				
Mortgage Interest	65,549	24	169,391	27
Deed Of Trust Interest	55,415	20	280,595	45
TOTAL DEBT SERVICE EXP.	120,964	45	449,986	72
NET INC.BEFORE DEP.& TAX	74,589	28	-34,750	-6
DEPREC. & AMORT. EXPENSES				
Building Depreciation	14,685	5	34,265	5
Cap. Improvement Deprec.	9,560	4	22,307	4
Closing Cost Amortization	1,442	1	3,365	1
Loan Fee Amortization	1,090	0	40,319	6
TOTAL DEPREC. & AMORT.	26,777	10	100,255	16
NET INC.(LOSS) BEF.TAXES	47,812	18	-135,005	-22
INCOME TAX EXPENSE				
FTB Tax Expense	0	0	1,600	0
TOTAL INCOME TAX EXPENSE	0	0	1,600	0

Cash Flow

For The Period Ending July 2020

Books = Cash, Accrual

	<u>Quarter to Date</u>	<u>%</u>	<u>Year-to-Date</u>	<u>%</u>
NET INCOME (LOSS)BK	47,812	18	-136,605	-22
Temporary Distribution	-16,994	-6	0	0
NET INCOME (LOSS)	64,806	24	-136,605	-22
ADJUSTMENTS				
CASH FLOW	64,806	24	-136,605	-22

	<u>Quarter to Date</u>			<u>Year to Date</u>		
	<u>Beg Cash</u>	<u>End Cash</u>	<u>Difference</u>	<u>Beg Cash</u>	<u>End Cash</u>	<u>Difference</u>
1010-00-000 1010 - Checking	61,291	138,121	76,830	80,039	138,121	58,082
Total Cash	61,291	138,121	76,830	80,039	138,121	58,082

Exhibit A-4: Statement of Changes in Shareholders'/Partners' Equity (*Deficit*) for Professional Investors Security Fund XV for period ending 8/29/2020

[Provide a statement of changes in shareholders'/partners equity (*deficit*) for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The Debtor's professionals are in the process of conducting a forensic review of the Debtor's and controlled entities' records necessary to determine changes in the shareholders'/partners' equity ownership for the controlled entities. The Debtor will submit an updated report to the Court once this information is available.

Exhibit B: Description of Operations for Professional Investors Security Fund XV

[Describe the nature and extent of the Debtor's interest in the Controlled Non-Debtor Entity.

Describe the business conducted and intended to be conducted by the Controlled Non-Debtor Entity, focusing on the entity's dominant business segments.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

The Controlled Non-Debtor Entity owns a residential apartment complex which is operated by PFI. The apartment units are leased as residences to tenants.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit C: Description of Intercompany Claims

[List and describe the Controlled Non-Debtor Entity's claims against any other Controlled Non-Debtor Entity, together with the basis for such claims and whether each claim is contingent, unliquidated or disputed.]

Describe the source of this information.]

The source of this information is derived for the companies' Accounting System.

It appears as if the Professional Investors Security Fund, Inc. owes Professional Investors Security Fund XV approximately \$3,573,036.32 and Professional Financial Investors, Inc. owes approximately \$473,366.66 in intercompany receivables.



Exhibit D: Allocation of Tax Liabilities and Assets

[Describe how income, losses, tax payments, tax refunds, or other tax attributes relating to federal, state, or local taxes have been allocated between or among the Controlled Non-Debtor Entity and one or more other Controlled Non-Debtor Entities.

Include a copy of each tax sharing or tax allocation agreement to which the entity is a party with any other Controlled Non-Debtor Entity.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System and conversations with the remaining employees of the company.

Tax liabilities are not allocated among or between any other Controlled Non-Debtor Entity.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit E: Description of Controlled Non-Debtor Entity's payments of Administrative Expenses, or Professional Fees otherwise payable by a Debtor

[Describe any payment made, or obligations incurred (or claims purchased), by the Controlled Non-Debtor Entity in connection with any claims, administrative expenses, or professional fees that have been or could be asserted against any Debtor.


Describe the source of this information.]

Based on a review of the Non-Debtor Entity's Accounting System records and conversations with current employees, the Debtor is not aware of any payments made or obligations incurred by the Controlled Non-Debtor Entity that would otherwise be payable by Debtor.



Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

 Exhibit A: Financial Statements for Professional Investors Security Fund XVII

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit A-1: Balance Sheet for Professional Investors Security Fund XVII as of 8/29/2020

[Provide a balance sheet dated as of the end of the most recent 3-month period of the current fiscal year and as of the end of the preceding fiscal year.]

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Balance Sheet

Period = Dec 2019

Book = Accrual ; Tree = ysi_bs

		Current Balance
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1002-00-000	CASH	
1010-00-000	1010 - Checking	1,702.96
1090-00-000	Petty Cash	900.00
1099-00-000	TOTAL CASH	2,602.96
1180-00-000	ACCOUNTS RECEIVABLES	
1181-00-000	A/R Rent Due	13,152.81
1189-00-000	TOTAL ACCOUNTS RECEIVABLES	13,152.81
1200-00-000	RESERVES & PREPAIDS	
1205-00-000	Reserve - Insurance	2,062.18
1298-00-000	TOTAL RESERVES & PREPAIDS	2,062.18
1299-00-000	TOTAL CURRENT ASSETS	17,817.95
1300-00-000	FIXED ASSETS	
1305-00-000	Land	718,250.00
1310-00-000	Building	2,154,750.00
1311-00-000	Accum Depreciation	-2,005,602.81
1315-00-000	Furniture and Fixtures	242.09
1349-00-000	NET FIXED ASSETS	867,639.28
1350-00-000	ACQUISITION ASSETS	
1351-00-000	Closing Costs	100,744.67
1351-00-900	A/A Closing Costs	-10,074.48
1352-00-000	Syndication Costs	142,500.00
1353-00-000	Loan Fees	350,321.06
1354-00-000	Accum Amort Loan Fees	-280,158.25
1355-00-000	Personal Property	175,000.00
1356-00-000	Accum Depreciation Personal Property	-175,000.00
1357-00-000	Organization Costs	35,000.00
1358-00-000	Accum Amort Organization Costs	-35,000.00
1359-00-000	NET ACQUISITION ASSETS	303,333.00
1399-00-000	CAPITALIZED IMPROVEMENTS	
1400-00-000	Improvements Prior 2000	124,056.36
1401-00-000	2001 Bathroom Improvements	1,159.34
1402-00-000	2001 Kitchen Improvements	2,834.80
1403-00-000	2001 Floor Improvements	9,229.27
1404-00-000	2001 Window Improvements	739.96
1405-00-000	2001 Building Improvements	2,001.11
1406-00-000	2001 Roof Improvements	518.00
1407-00-000	2001 Other Improvements	182.72
1408-00-000	2002 Bathroom Improvements	1,080.54
1409-00-000	2002 Kitchen Improvements	3,737.82
1410-00-000	2002 Floor Improvements	1,413.47
1411-00-000	2002 Window Improvements	3,775.76
1412-00-000	2002 Building Improvements	1,923.77
1413-00-000	2002 Roof Improvements	5,032.20
1414-00-000	2002 Other Improvements	2,175.58
1415-00-000	2002 Improvement Salaries	680.00
1417-00-000	2003 Kitchen Improvements	689.59
1418-00-000	2003 Floor Improvements	14,591.06
1419-00-000	2003 Window Improvements	30,766.56

Balance Sheet

Period = Dec 2019

Book = Accrual ; Tree = ysi_bs

		Current Balance
1420-00-000	2003 Building Improvements	26,145.58
1421-00-000	2003 Roof Improvements	482.63
1422-00-000	2003 Other Improvements	59,150.56
1423-00-000	2004 Bathroom Improvements	-131.52
1424-00-000	2004 Kitchen Improvements	2,883.04
1425-00-000	2004 Floor Improvements	8,100.21
1426-00-000	2004 Window Improvements	1,339.29
1427-00-000	2004 Building Improvements	89,848.86
1429-00-000	2004 Other Improvements	3,564.60
1430-00-000	2005 Bathroom Improvements	2,891.23
1431-00-000	2005 Kitchen Improvements	4,231.82
1432-00-000	2005 Floor Improvements	13,345.80
1434-00-000	2005 Building Improvements	40,108.76
1435-00-000	2005 Roof Improvements	450.00
1436-00-000	2005 Other Improvements	72,881.72
1438-00-000	2006 Bathroom Improvements	5,326.12
1439-00-000	2006 Kitchen Improvements	3,412.24
1440-00-000	2006 Floor Improvements	6,135.60
1441-00-000	2006 Window Improvements	228.16
1442-00-000	2006 Building Improvements	106,163.54
1443-00-000	2006 Roof Improvements	240.00
1444-00-000	2006 Other Improvements	130,046.92
1445-00-000	2007 Bathroom Improvements	2,179.78
1446-00-000	2007 Kitchen Improvements	3,560.01
1447-00-000	2007 Floor Improvements	6,188.28
1448-00-000	2007 Window Improvements	1,158.81
1449-00-000	2007 Building Improvements	5,026.24
1450-00-000	2007 Roof Improvements	238.73
1451-00-000	2007 Other Improvements	96,216.38
1452-00-000	2008 Bathroom Improvements	3,530.00
1453-00-000	2008 Kitchen Improvements	2,112.02
1454-00-000	2008 Floor Improvements	3,840.81
1455-00-000	2008 Window Improvements	126.03
1458-00-000	2008 Other Improvements	84,508.44
1465-00-000	2009 Other Improvements	90,620.77
1470-00-000	2010 Other Improvements	49,887.38
1480-00-000	2011 Other Improvements	71,011.79
1485-00-000	2012 Other Improvements	70,223.91
1490-00-000	2013 Other Improvements	251,889.03
1491-00-000	2014 Other Improvements	30,680.41
1491-00-100	2014 T/O Misc. Expense	3,714.03
1491-00-200	2014 T/O Materials	6,648.97
1491-00-300	2014 T/O Outside Vendor	12,010.63
1492-00-000	2015 Other Improvements	51,461.63
1492-00-100	T/O Misc. Exp.	7,612.21
1492-00-200	2015 T/O Materiales	12,323.28
1492-00-300	T/O Outside Vendor	33,995.19
1493-00-000	2016 Other Improvements	74,582.40
1493-00-100	2016 T/O Misc. Exp.	7,574.72
1493-00-200	2016 T/O Materials	17,230.91
1493-00-300	2016 T/O outside vendors	49,151.00
1494-00-000	2017 Other Improvements	102,209.99
1494-00-100	2017 T/O Misc. Exp.	4,342.45
1494-00-200	2017 T/O Materials	21,036.09
1494-00-300	2017 T/O Outside Vendor	55,926.39

Balance Sheet

Period = Dec 2019

Book = Accrual ; Tree = ysi_bs

		Current Balance
1495-00-000	2018 Other Improvements	147,375.54
1495-00-100	2018 T/O Misc. Exp.	2,498.28
1495-00-200	2018 T/O Materials	6,366.06
1495-00-300	2018 T/O Outside Vendor	27,620.00
1496-00-000	2019 Other Improvements	54,317.93
1496-00-200	2019 T/O Materials	8,943.10
1496-00-300	2019 T/O Outside Vendor	27,555.00
1595-00-000	TOTAL CAPITAL IMPROVEMENTS	2,290,927.69
1598-00-000	Accum Deprec - Capital Improvements	1,758,211.08
1599-00-000	NET CAPITALIZED IMPROVEMENTS	532,716.61
1800-00-000	LONG TERM RECEIVABLES	
1850-00-000	Due To/From GP	100,000.00
1855-00-000	Due To/From PISF, Inc.	8,591,533.25
1899-00-000	TOTAL LONG TERM RECEIVABLES	8,691,533.25
1999-00-000	TOTAL ASSETS	10,413,040.09
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2002-00-000	CURRENT LIABILITIES	
2005-00-000	Accounts Payable	13,849.95
2010-00-000	Unearned Rent	3,373.51
2015-00-000	FTB Taxes Payable	66.67
2099-00-000	TOTAL CURRENT LIABILITIES	17,290.13
2200-00-000	LONG TERM LIABILITIES	
2225-00-000	Deed of Trust Payable	5,472,100.34
2235-00-000	Security Deposits Liability	71,016.00
2238-00-000	Pet Deposit Payable	500.00
2240-00-000	Mortgage Payable	7,940,000.00
2998-00-000	TOTAL LONG TERM LIABILITIES	13,483,616.34
2999-00-000	TOTAL LIABILITIES	13,500,906.47
3000-00-000	EQUITY	
3030-00-000	Capital Contributions	1,425,000.00
3050-00-000	L.P. Distributions	-3,614,872.00
3055-00-000	G.P. Distributions	-106,875.00
3065-00-000	Previous Period Adjmts	15,491.72
3130-00-000	Retained Earnings	-718,320.32
3140-00-000	Net Income (Loss) Current	-88,290.78
3990-00-000	TOTAL EQUITY	-3,087,866.38
3998-00-000	TOTAL LIABILITIES & EQUITY	10,413,040.09
9999-00-000	Total of All	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual ; Tree = ysi_bs

		Current Balance
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1002-00-000	CASH	
1010-00-000	1010 - Checking	42,441.96
1090-00-000	Petty Cash	900.00
1099-00-000	TOTAL CASH	43,341.96
1180-00-000	ACCOUNTS RECEIVABLES	
1181-00-000	A/R Rent Due	20,815.09
1189-00-000	TOTAL ACCOUNTS RECEIVABLES	20,815.09
1200-00-000	RESERVES & PREPAIDS	
1205-00-000	Reserve - Insurance	4,655.67
1298-00-000	TOTAL RESERVES & PREPAIDS	4,655.67
1299-00-000	TOTAL CURRENT ASSETS	68,812.72
1300-00-000	FIXED ASSETS	
1305-00-000	Land	718,250.00
1310-00-000	Building	2,154,750.00
1311-00-000	Accum Depreciation	-2,051,317.50
1315-00-000	Furniture and Fixtures	242.09
1349-00-000	NET FIXED ASSETS	821,924.59
1350-00-000	ACQUISITION ASSETS	
1351-00-000	Closing Costs	100,744.67
1351-00-900	A/A Closing Costs	-15,951.26
1352-00-000	Syndication Costs	142,500.00
1353-00-000	Loan Fees	350,321.06
1354-00-000	Accum Amort Loan Fees	-285,129.44
1355-00-000	Personal Property	175,000.00
1356-00-000	Accum Depreciation Personal Property	-175,000.00
1357-00-000	Organization Costs	35,000.00
1358-00-000	Accum Amort Organization Costs	-35,000.00
1359-00-000	NET ACQUISITION ASSETS	292,485.03
1399-00-000	CAPITALIZED IMPROVEMENTS	
1400-00-000	Improvements Prior 2000	124,056.36
1401-00-000	2001 Bathroom Improvements	1,159.34
1402-00-000	2001 Kitchen Improvements	2,834.80
1403-00-000	2001 Floor Improvements	9,229.27
1404-00-000	2001 Window Improvements	739.96
1405-00-000	2001 Building Improvements	2,001.11
1406-00-000	2001 Roof Improvements	518.00
1407-00-000	2001 Other Improvements	182.72
1408-00-000	2002 Bathroom Improvements	1,080.54
1409-00-000	2002 Kitchen Improvements	3,737.82
1410-00-000	2002 Floor Improvements	1,413.47
1411-00-000	2002 Window Improvements	3,775.76
1412-00-000	2002 Building Improvements	1,923.77
1413-00-000	2002 Roof Improvements	5,032.20
1414-00-000	2002 Other Improvements	2,175.58
1415-00-000	2002 Improvement Salaries	680.00
1417-00-000	2003 Kitchen Improvements	689.59
1418-00-000	2003 Floor Improvements	14,591.06
1419-00-000	2003 Window Improvements	30,766.56

Balance Sheet

Period = Jul 2020

Book = Accrual ; Tree = ysi_bs

		Current Balance
1420-00-000	2003 Building Improvements	26,145.58
1421-00-000	2003 Roof Improvements	482.63
1422-00-000	2003 Other Improvements	59,150.56
1423-00-000	2004 Bathroom Improvements	-131.52
1424-00-000	2004 Kitchen Improvements	2,883.04
1425-00-000	2004 Floor Improvements	8,100.21
1426-00-000	2004 Window Improvements	1,339.29
1427-00-000	2004 Building Improvements	89,848.86
1429-00-000	2004 Other Improvements	3,564.60
1430-00-000	2005 Bathroom Improvements	2,891.23
1431-00-000	2005 Kitchen Improvements	4,231.82
1432-00-000	2005 Floor Improvements	13,345.80
1434-00-000	2005 Building Improvements	40,108.76
1435-00-000	2005 Roof Improvements	450.00
1436-00-000	2005 Other Improvements	72,881.72
1438-00-000	2006 Bathroom Improvements	5,326.12
1439-00-000	2006 Kitchen Improvements	3,412.24
1440-00-000	2006 Floor Improvements	6,135.60
1441-00-000	2006 Window Improvements	228.16
1442-00-000	2006 Building Improvements	106,163.54
1443-00-000	2006 Roof Improvements	240.00
1444-00-000	2006 Other Improvements	130,046.92
1445-00-000	2007 Bathroom Improvements	2,179.78
1446-00-000	2007 Kitchen Improvements	3,560.01
1447-00-000	2007 Floor Improvements	6,188.28
1448-00-000	2007 Window Improvements	1,158.81
1449-00-000	2007 Building Improvements	5,026.24
1450-00-000	2007 Roof Improvements	238.73
1451-00-000	2007 Other Improvements	96,216.38
1452-00-000	2008 Bathroom Improvements	3,530.00
1453-00-000	2008 Kitchen Improvements	2,112.02
1454-00-000	2008 Floor Improvements	3,840.81
1455-00-000	2008 Window Improvements	126.03
1458-00-000	2008 Other Improvements	84,508.44
1465-00-000	2009 Other Improvements	90,620.77
1470-00-000	2010 Other Improvements	49,887.38
1480-00-000	2011 Other Improvements	71,011.79
1485-00-000	2012 Other Improvements	70,223.91
1490-00-000	2013 Other Improvements	251,889.03
1491-00-000	2014 Other Improvements	30,680.41
1491-00-100	2014 T/O Misc. Expense	3,714.03
1491-00-200	2014 T/O Materials	6,648.97
1491-00-300	2014 T/O Outside Vendor	12,010.63
1492-00-000	2015 Other Improvements	51,461.63
1492-00-100	T/O Misc. Exp.	7,612.21
1492-00-200	2015 T/O Materiales	12,323.28
1492-00-300	T/O Outside Vendor	33,995.19
1493-00-000	2016 Other Improvements	74,582.40
1493-00-100	2016 T/O Misc. Exp.	7,574.72
1493-00-200	2016 T/O Materials	17,230.91
1493-00-300	2016 T/O outside vendors	49,151.00
1494-00-000	2017 Other Improvements	102,209.99
1494-00-100	2017 T/O Misc. Exp.	4,342.45
1494-00-200	2017 T/O Materials	21,036.09
1494-00-300	2017 T/O Outside Vendor	55,926.39

Balance Sheet

Period = Jul 2020

Book = Accrual ; Tree = ysi_bs

		Current Balance
1495-00-000	2018 Other Improvements	147,375.54
1495-00-100	2018 T/O Misc. Exp.	2,498.28
1495-00-200	2018 T/O Materials	6,366.06
1495-00-300	2018 T/O Outside Vendor	27,620.00
1496-00-000	2019 Other Improvements	54,317.93
1496-00-200	2019 T/O Materials	8,943.10
1496-00-300	2019 T/O Outside Vendor	27,555.00
1497-00-000	2020 Other Improvements	16,445.00
1497-00-200	2020 T/O Materials	2,968.13
1497-00-300	2020 T/O Outside Vendor	12,360.60
1595-00-000	TOTAL CAPITAL IMPROVEMENTS	2,322,701.42
1598-00-000	Accum Deprec - Capital Improvements	1,775,203.58
1599-00-000	NET CAPITALIZED IMPROVEMENTS	547,497.84
1800-00-000	LONG TERM RECEIVABLES	
1844-00-000	107 Due to/from	422.32
1846-00-000	515 Due to/from	383.93
1850-00-000	Due To/From GP	100,000.00
1855-00-000	Due To/From PISF, Inc.	8,419,533.25
1899-00-000	TOTAL LONG TERM RECEIVABLES	8,520,339.50
1999-00-000	TOTAL ASSETS	10,251,059.68
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2002-00-000	CURRENT LIABILITIES	
2005-00-000	Accounts Payable	8,030.48
2010-00-000	Unearned Rent	3,327.79
2015-00-000	FTB Taxes Payable	66.67
2020-00-000	Property Tax Payable	7,722.24
2099-00-000	TOTAL CURRENT LIABILITIES	19,147.18
2200-00-000	LONG TERM LIABILITIES	
2225-00-000	Deed of Trust Payable	5,462,100.34
2235-00-000	Security Deposits Liability	59,971.00
2238-00-000	Pet Deposit Payable	500.00
2240-00-000	Mortgage Payable	7,940,000.00
2998-00-000	TOTAL LONG TERM LIABILITIES	13,462,571.34
2999-00-000	TOTAL LIABILITIES	13,481,718.52
3000-00-000	EQUITY	
3030-00-000	Capital Contributions	1,425,000.00
3050-00-000	L.P. Distributions	-3,614,872.00
3055-00-000	G.P. Distributions	-106,875.00
3065-00-000	Previous Period Adjmts	15,491.72
3130-00-000	Retained Earnings	-806,611.10
3140-00-000	Net Income (Loss) Current	-142,792.46
3990-00-000	TOTAL EQUITY	-3,230,658.84
3998-00-000	TOTAL LIABILITIES & EQUITY	10,251,059.68
9999-00-000	Total of All	0.00

Exhibit A-2: Statement of Income (*Loss*) for Professional Investors Security Fund XVII for period ending 8/29/2020

[Provide a statement of income (*loss*) for the following periods:

(i) For the initial report:

- a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and
- b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual ; Tree = ysi_is

		Period to Date	%	Year to Date	%
4000-00-000	INCOME				
4005-00-000	Rent Income	1,008,100.00	99.84	1,008,100.00	99.84
4014-00-000	Laundry income	1,647.86	0.16	1,647.86	0.16
4017-00-000	Utility Income	10.20	0.00	10.20	0.00
4099-00-000	TOTAL INCOME	1,009,758.06	100.00	1,009,758.06	100.00
6001-00-000	OPERATING EXPENSE				
6002-00-000	RENTING EXPENSES				
6005-00-000	Vacancy Loss	37,975.83	3.76	37,975.83	3.76
6011-00-000	Promo/Move-In Incentives	5,175.00	0.51	5,175.00	0.51
6015-00-000	Referral Fees	200.00	0.02	200.00	0.02
6020-00-000	Advertising	224.22	0.02	224.22	0.02
6025-00-000	Signs	725.58	0.07	725.58	0.07
6031-00-000	Other Renting Expenses	31,385.47	3.11	31,385.47	3.11
6040-00-000	Credit Check Fees Rcvd	-575.00	-0.06	-575.00	-0.06
6041-00-000	Credit Check Fees Paid	443.95	0.04	443.95	0.04
6049-00-000	TOTAL RENTING EXPENSE	75,555.05	7.48	75,555.05	7.48
6050-00-000	ADMINISTRATIVE EXPENSES				
6070-00-000	Office Expense	2,049.34	0.20	2,049.34	0.20
6074-00-000	Licenses, Fees & Permits	2,832.28	0.28	2,832.28	0.28
6099-00-000	TOTAL ADMINISTRATIVE EXP	4,881.62	0.48	4,881.62	0.48
6100-00-000	MANAGEMENT EXPENSES				
6110-00-000	Manager - Apartment Unit	24,510.00	2.43	24,510.00	2.43
6112-00-000	Apart Janitorial/Groundskeeper	17,275.00	1.71	17,275.00	1.71
6113-00-000	Manager Salary	40,595.04	4.02	40,595.04	4.02
6114-00-000	Manager Utility Expense	600.00	0.06	600.00	0.06
6120-00-000	Offsite Mgt Fee PFI	20,155.00	2.00	20,155.00	2.00
6126-00-000	Dues and Subscriptions	77.94	0.01	77.94	0.01
6134-00-000	Postage	6.11	0.00	6.11	0.00
6199-00-000	TOTAL MANAGEMENT EXPENSE	103,219.09	10.22	103,219.09	10.22
6200-00-000	UTILITIES EXPENSE				
6205-00-000	Gas & Electricity	31,977.08	3.17	31,977.08	3.17
6205-00-100	Utilities Credits or rebates	-918.45	-0.09	-918.45	-0.09
6215-00-000	Water	7,816.05	0.77	7,816.05	0.77
6220-00-000	Garbage & Trash Removal	22,723.54	2.25	22,723.54	2.25
6230-00-000	Telephone/Internet/Fax	2,895.52	0.29	2,895.52	0.29
6249-00-000	TOTAL UTILITIES EXPENSE	64,493.74	6.39	64,493.74	6.39
6275-00-000	REPAIRS & MAINTENANCE				
6275-00-010	R&M Unit	8,335.84	0.83	8,335.84	0.83
6275-00-100	R&M-nat	578.57	0.06	578.57	0.06
6275-00-135	R&M - Painting	196.44	0.02	196.44	0.02
6275-00-145	R&M - Miscellaneous	3,178.54	0.31	3,178.54	0.31
6305-00-000	R&M - Misc. Cleaning	1,860.00	0.18	1,860.00	0.18
6310-00-000	R&M - Pest Control	1,744.68	0.17	1,744.68	0.17
6316-00-000	Maint. Salaries	8,787.46	0.87	8,787.46	0.87
6320-00-000	Maintenance Supplies	6,409.30	0.63	6,409.30	0.63
6320-00-100	R&M - Electrical Supplies	762.69	0.08	762.69	0.08
6321-00-000	R&M - Landscaping Supplies	46.77	0.00	46.77	0.00
6322-00-150	R&M - Cleaning Supplies	886.11	0.09	886.11	0.09
6323-00-000	Misc. Small Purchases	110.43	0.01	110.43	0.01
6325-00-000	Small Tools & Equipment	35.08	0.00	35.08	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual ; Tree = ysi_is

		Period to Date	%	Year to Date	%
6330-00-000	Miscellaneous Expense	53.43	0.01	53.43	0.01
6331-00-000	Locks & Keys	301.05	0.03	301.05	0.03
6333-00-000	R&M - Painting Supplies	195.15	0.02	195.15	0.02
6349-00-000	TOTAL REP. & MAINTENANCE	33,481.54	3.32	33,481.54	3.32
6350-00-000	CONTRACT MAINTENANCE				
6351-00-170	Contract - fire master	834.00	0.08	834.00	0.08
6355-00-000	Contract - Plumbing/Sewer	6,055.00	0.60	6,055.00	0.60
6360-00-000	Contract - Electrical & Lighting	1,695.38	0.17	1,695.38	0.17
6361-00-000	Contract - HVAC Maint.	13,561.88	1.34	13,561.88	1.34
6362-00-000	Contract R&M	12,668.44	1.25	12,668.44	1.25
6364-00-000	Contract - Janitorial Serv.	380.00	0.04	380.00	0.04
6370-00-000	Contract - Landscaping	30,075.00	2.98	30,075.00	2.98
6380-00-000	Contract - Elevator Maint.	5,261.00	0.52	5,261.00	0.52
6399-00-000	TOTAL CONTRACT MAINT.	70,530.70	6.98	70,530.70	6.98
6400-00-000	TAXES				
6410-00-000	Real Estate Taxes	92,387.82	9.15	92,387.82	9.15
6449-00-000	TOTAL TAX EXPENSE	92,387.82	9.15	92,387.82	9.15
6450-00-000	INSURANCE EXPENSE				
6460-00-000	Package Insurance	17,854.56	1.77	17,854.56	1.77
6465-00-000	Earthquake Insurance	8,737.08	0.87	8,737.08	0.87
6467-00-000	Umbrella Insurance	1,167.08	0.12	1,167.08	0.12
6470-00-000	Fire Ins./Spec.Assesment	395.00	0.04	395.00	0.04
6498-00-000	TOTAL INSURANCE EXPENSE	28,153.72	2.79	28,153.72	2.79
6499-00-000	TOTAL OPERATING EXPENSES	472,703.28	46.81	472,703.28	46.81
6500-00-000	OTHER INCOME				
6530-00-000	Laundry	-6,375.04	-0.63	-6,375.04	-0.63
6540-00-000	NSF Check Fees	-25.00	0.00	-25.00	0.00
6545-00-000	Late Charges	-675.00	-0.07	-675.00	-0.07
6575-00-000	T/O - S/D Charges to Tenant	-7,865.00	-0.78	-7,865.00	-0.78
6590-00-000	Interest Income	-562,060.00	-55.66	-562,060.00	-55.66
6595-00-000	TOTAL OTHER INCOME	-577,000.04	-57.14	-577,000.04	-57.14
6599-00-000	NET OPERATING INCOME	1,114,054.82	110.33	1,114,054.82	110.33
6605-00-000	DEBT SERVICE EXPENSE				
6610-00-000	Mortgage Interest	288,322.06	28.55	288,322.06	28.55
6620-00-000	Deed Of Trust Interest	572,357.31	56.68	572,357.31	56.68
6660-00-000	TOTAL DEBT SERVICE EXP.	860,679.37	85.24	860,679.37	85.24
6670-00-000	NET INC.BEFORE DEP.& TAX	253,375.45	25.09	253,375.45	25.09
6700-00-000	DEPREC. & AMORT. EXPENSES				
6710-00-000	Building Depreciation	78,368.04	7.76	78,368.04	7.76
6730-00-000	Cap. Improvement Deprec.	162,640.00	16.11	162,640.00	16.11
6740-00-000	Closing Cost Amortization	10,074.48	1.00	10,074.48	1.00
6750-00-000	Loan Fee Amortization	89,717.04	8.88	89,717.04	8.88
6770-00-000	TOTAL DEPREC. & AMORT.	340,799.56	33.75	340,799.56	33.75
6799-00-000	NET INC.(LOSS) BEF.TAXES	-87,424.11	-8.66	-87,424.11	-8.66

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual ; Tree = ysi_is

		Period to Date		%		Year to Date		%
6805-00-000	INCOME TAX EXPENSE							
6820-00-000	FTB Tax Expense	866.67		0.09		866.67		0.09
6850-00-000	TOTAL INCOME TAX EXPENSE	866.67		0.09		866.67		0.09
6900-00-000	NET INCOME (LOSS)BK	-88,290.78		-8.74		-88,290.78		-8.74
7099-00-000	NET INCOME (LOSS)	-88,290.78		-8.74		-88,290.78		-8.74

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

		Period to Date	%	Year to Date	%
4000-00-000	INCOME				
4005-00-000	Rent Income	600,800.00	98.90	600,800.00	98.90
4014-00-000	Laundry income	6,683.26	1.10	6,683.26	1.10
4099-00-000	TOTAL INCOME	607,483.26	100.00	607,483.26	100.00
6000-00-000	EXPENSES				
6001-00-000	OPERATING EXPENSE				
6002-00-000	RENTING EXPENSES				
6005-00-000	Vacancy Loss	32,924.17	5.42	32,924.17	5.42
6011-00-000	Promo/Move-In Incentives	250.00	0.04	250.00	0.04
6031-00-000	Other Renting Expenses	2,375.00	0.39	2,375.00	0.39
6040-00-000	Credit Check Fees Rcvd	-75.00	-0.01	-75.00	-0.01
6041-00-000	Credit Check Fees Paid	28.90	0.00	28.90	0.00
6049-00-000	TOTAL RENTING EXPENSE	35,503.07	5.84	35,503.07	5.84
6050-00-000	ADMINISTRATIVE EXPENSES				
6070-00-000	Office Expense	432.76	0.07	432.76	0.07
6074-00-000	Licenses, Fees & Permits	1,719.30	0.28	1,719.30	0.28
6099-00-000	TOTAL ADMINISTRATIVE EXP	2,152.06	0.35	2,152.06	0.35
6100-00-000	MANAGEMENT EXPENSES				
6110-00-000	Manager - Apartment Unit	9,406.25	1.55	9,406.25	1.55
6113-00-000	Manager Salary	16,988.39	2.80	16,988.39	2.80
6114-00-000	Manager Utility Expense	100.00	0.02	100.00	0.02
6120-00-000	Offsite Mgt Fee PFI	10,299.00	1.70	10,299.00	1.70
6123-00-000	Finders Fees	5,250.00	0.86	5,250.00	0.86
6134-00-000	Postage	6.85	0.00	6.85	0.00
6199-00-000	TOTAL MANAGEMENT EXPENSE	42,050.49	6.92	42,050.49	6.92
6200-00-000	UTILITIES EXPENSE				
6205-00-000	Gas & Electricity	17,745.89	2.92	17,745.89	2.92
6205-00-100	Utilities Credits or rebates	-47.39	-0.01	-47.39	-0.01
6215-00-000	Water	7,421.49	1.22	7,421.49	1.22

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

		Period to Date	%	Year to Date	%
6220-00-000	Garbage & Trash Removal	14,032.34	2.31	14,032.34	2.31
6230-00-000	Telephone/Internet/Fax	1,741.83	0.29	1,741.83	0.29
6249-00-000	TOTAL UTILITIES EXPENSE	40,894.16	6.73	40,894.16	6.73
6275-00-000	REPAIRS & MAINTENANCE				
6275-00-010	R&M Unit	6,813.33	1.12	6,813.33	1.12
6275-00-025	R&M - Plumbing	650.32	0.11	650.32	0.11
6275-00-050	R&M - Elevator	5,808.00	0.96	5,808.00	0.96
6275-00-140	R&M - Roofing	5,546.69	0.91	5,546.69	0.91
6275-00-145	R&M - Miscellaneous	11,067.37	1.82	11,067.37	1.82
6275-00-155	R&M - HVAC	2,478.23	0.41	2,478.23	0.41
6305-00-000	R&M - Misc. Cleaning	1,620.00	0.27	1,620.00	0.27
6310-00-000	R&M - Pest Control	111.28	0.02	111.28	0.02
6320-00-000	Maintenance Supplies	519.97	0.09	519.97	0.09
6320-00-100	R&M - Electrical Supplies	30.80	0.01	30.80	0.01
6322-00-090	R&M - Landscape	158.63	0.03	158.63	0.03
6322-00-150	R&M - Cleaning Supplies	239.79	0.04	239.79	0.04
6323-00-000	Misc. Small Purchases	64.22	0.01	64.22	0.01
6325-00-000	Small Tools & Equipment	54.93	0.01	54.93	0.01
6331-00-000	Locks & Keys	385.64	0.06	385.64	0.06
6336-00-000	R&M - HVAC Supplies	56.27	0.01	56.27	0.01
6349-00-000	TOTAL REP. & MAINTENANCE	35,605.47	5.86	35,605.47	5.86
6350-00-000	CONTRACT MAINTENANCE				
6351-00-190	Contract - Fire Safety Maint.	165.00	0.03	165.00	0.03
6361-00-000	Contract - HVAC Maint.	1,582.00	0.26	1,582.00	0.26
6362-00-000	Contract R&M	5,085.00	0.84	5,085.00	0.84
6364-00-000	Contract - Janitorial Serv.	50.00	0.01	50.00	0.01
6367-00-000	Contract - Pest Control	445.12	0.07	445.12	0.07
6370-00-000	Contract - Landscaping	14,875.00	2.45	14,875.00	2.45
6380-00-000	Contract - Elevator Maint.	-203.07	-0.03	-203.07	-0.03
6390-00-000	Contract - Roof Maint	949.00	0.16	949.00	0.16
6399-00-000	TOTAL CONTRACT MAINT.	22,948.05	3.78	22,948.05	3.78

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

		Period to Date	%	Year to Date	%
6400-00-000	TAXES				
6410-00-000	Real Estate Taxes	54,055.68	8.90	54,055.68	8.90
6449-00-000	TOTAL TAX EXPENSE	54,055.68	8.90	54,055.68	8.90
6450-00-000	INSURANCE EXPENSE				
6460-00-000	Package Insurance	14,952.85	2.46	14,952.85	2.46
6465-00-000	Earthquake Insurance	5,384.75	0.89	5,384.75	0.89
6467-00-000	Umbrella Insurance	680.75	0.11	680.75	0.11
6498-00-000	TOTAL INSURANCE EXPENSE	21,018.35	3.46	21,018.35	3.46
6499-00-000	TOTAL OPERATING EXPENSES	254,227.33	41.85	254,227.33	41.85
6500-00-000	OTHER INCOME				
6530-00-000	Laundry	15.00	0.00	15.00	0.00
6545-00-000	Late Charges	-450.00	-0.07	-450.00	-0.07
6575-00-000	T/O - S/D Charges to Tenant	-4,775.00	-0.79	-4,775.00	-0.79
6595-00-000	TOTAL OTHER INCOME	-5,210.00	-0.86	-5,210.00	-0.86
6599-00-000	NET OPERATING INCOME	358,465.93	59.01	358,465.93	59.01
6605-00-000	DEBT SERVICE EXPENSE				
6610-00-000	Mortgage Interest	186,193.00	30.65	186,193.00	30.65
6620-00-000	Deed Of Trust Interest	240,710.23	39.62	240,710.23	39.62
6660-00-000	TOTAL DEBT SERVICE EXP.	426,903.23	70.27	426,903.23	70.27
6670-00-000	NET INC.BEFORE DEP.& TAX	-68,437.30	-11.27	-68,437.30	-11.27
6700-00-000	DEPREC. & AMORT. EXPENSES				
6710-00-000	Building Depreciation	45,714.69	7.53	45,714.69	7.53
6730-00-000	Cap. Improvement Deprec.	16,992.50	2.80	16,992.50	2.80
6740-00-000	Closing Cost Amortization	5,876.78	0.97	5,876.78	0.97
6750-00-000	Loan Fee Amortization	4,971.19	0.82	4,971.19	0.82
6770-00-000	TOTAL DEPREC. & AMORT.	73,555.16	12.11	73,555.16	12.11

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

		Period to Date	%	Year to Date	%
6799-00-000	NET INC.(LOSS) BEF.TAXES	-141,992.46	-23.37	-141,992.46	-23.37
6805-00-000	INCOME TAX EXPENSE				
6820-00-000	FTB Tax Expense	800.00	0.13	800.00	0.13
6850-00-000	TOTAL INCOME TAX EXPENSE	800.00	0.13	800.00	0.13
6900-00-000	NET INCOME (LOSS)BK	-142,792.46	-23.51	-142,792.46	-23.51

Exhibit A-3: Statement of Cash Flows for **Professional Investors Security Fund XVII** for period ending 8/29/2020

[Provide a statement of changes in cash position for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Cash Flow

For The Period Ending December 2019

Books = Cash, Accrual

	Period to Date	%	Year-to-Date	%
INCOME				
Rent Income	2,015,729	100	2,015,729	100
Laundry income	3,296	0	3,296	0
Utility Income	10	0	10	0
TOTAL INCOME	2,019,035	100	2,019,035	100
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	75,927	4	75,927	4
Promo/Move-In Incentives	9,850	0	9,850	0
Referral Fees	400	0	400	0
Advertising	448	0	448	0
Signs	1,451	0	1,451	0
Other Renting Expenses	62,771	3	62,771	3
Credit Check Fees Rcvd	-1,175	0	-1,175	0
Credit Check Fees Paid	888	0	888	0
TOTAL RENTING EXPENSE	150,560	7	150,560	7
ADMINISTRATIVE EXPENSES				
Office Expense	4,099	0	4,099	0
Licenses, Fees & Permits	5,665	0	5,665	0
TOTAL ADMINISTRATIVE EXP	9,763	0	9,763	0
MANAGEMENT EXPENSES				
Manager - Apartment Unit	49,020	2	49,020	2
Apart Janitorial/Groundskeeper	34,550	2	34,550	2
Manager Salary	81,190	4	81,190	4
Manager Utility Expense	1,200	0	1,200	0
Offsite Mgt Fee PFI	40,310	2	40,310	2
Dues and Subscriptions	156	0	156	0
Postage	12	0	12	0
TOTAL MANAGEMENT EXPENSE	206,438	10	206,438	10
UTILITIES EXPENSE				
Gas & Electricity	63,954	3	63,954	3
Utilities Credits or rebates	-1,837	0	-1,837	0
Water	15,632	1	15,632	1
Garbage & Trash Removal	45,447	2	45,447	2
Telephone/Internet/Fax	5,791	0	5,791	0
TOTAL UTILITIES EXPENSE	128,987	6	128,987	6
REPAIRS & MAINTENANCE				
R&M Unit	16,496	1	16,496	1
R&M-nat	1,157	0	1,157	0
R&M - Painting	393	0	393	0

Cash Flow

For The Period Ending December 2019

Books = Cash, Accrual

	Period to Date	%	Year-to-Date	%
R&M - Miscellaneous	6,357	0	6,357	0
R&M - Misc. Cleaning	3,720	0	3,720	0
R&M - Pest Control	3,489	0	3,489	0
Maint. Salaries	17,575	1	17,575	1
Maintenance Supplies	12,819	1	12,819	1
R&M - Electrical Supplies	1,514	0	1,514	0
R&M - Landscaping Supplies	94	0	94	0
R&M - Cleaning Supplies	1,849	0	1,849	0
Misc. Small Purchases	221	0	221	0
Small Tools & Equipment	70	0	70	0
Miscellaneous Expense	107	0	107	0
Locks & Keys	602	0	602	0
R&M - Painting Supplies	390	0	390	0
TOTAL REP. & MAINTENANCE	66,853	3	66,853	3
CONTRACT MAINTENANCE				
Contract - fire master	1,668	0	1,668	0
Contract - Plumbing/Sewer	12,450	1	12,450	1
Contract - Electrical & Lighting	3,391	0	3,391	0
Contract - HVAC Maint.	24,225	1	24,225	1
Contract R&M	24,497	1	24,497	1
Contract - Janitorial Serv.	760	0	760	0
Contract - Landscaping	58,500	3	58,500	3
Contract - Elevator Maint.	9,204	0	9,204	0
TOTAL CONTRACT MAINT.	134,695	7	134,695	7
TAXES				
Real Estate Taxes	184,776	9	184,776	9
TOTAL TAX EXPENSE	184,776	9	184,776	9
INSURANCE EXPENSE				
Package Insurance	35,709	2	35,709	2
Earthquake Insurance	17,474	1	17,474	1
Umbrella Insurance	2,334	0	2,334	0
Fire Ins./Spec.Assesment	790	0	790	0
TOTAL INSURANCE EXPENSE	56,307	3	56,307	3
TOTAL OPERATING EXPENSES	938,379	46	938,379	46
OTHER INCOME				
Laundry	-12,750	-1	-12,750	-1
NSF Check Fees	-50	0	-50	0
Late Charges	-1,316	0	-1,316	0
T/O - S/D Charges to Tenant	-15,730	-1	-15,730	-1
Interest Income	-1,124,120	-56	-1,124,120	-56

Cash Flow

For The Period Ending December 2019

Books = Cash, Accrual

	<u>Period to Date</u>		<u>Year-to-Date</u>	
		<u>%</u>		<u>%</u>
TOTAL OTHER INCOME	-1,153,966	-57	-1,153,966	-57
NET OPERATING INCOME	2,234,621	111	2,234,621	111
DEBT SERVICE EXPENSE				
Mortgage Interest	576,644	29	576,644	29
Deed Of Trust Interest	1,144,715	57	1,144,715	57
TOTAL DEBT SERVICE EXP.	1,721,359	85	1,721,359	85
NET INC.BEFORE DEP.& TAX	513,263	25	513,263	25
DEPREC. & AMORT. EXPENSES				
Building Depreciation	156,736	8	156,736	8
Cap. Improvement Deprec.	325,280	16	325,280	16
Closing Cost Amortization	20,149	1	20,149	1
Loan Fee Amortization	179,434	9	179,434	9
TOTAL DEPREC. & AMORT.	681,599	34	681,599	34
NET INC.(LOSS) BEF.TAXES	-168,337	-8	-168,337	-8
INCOME TAX EXPENSE				
FTB Tax Expense	1,733	0	1,733	0
TOTAL INCOME TAX EXPENSE	1,733	0	1,733	0
NET INCOME (LOSS)BK	-170,070	-8	-170,070	-8
NET INCOME (LOSS)	-170,070	-8	-170,070	-8
ADJUSTMENTS				
CASH FLOW	-170,070	-8	-170,070	-8

	<u>Period to Date</u>			<u>Year to Date</u>		
	<u>Beg Cash</u>	<u>End Cash</u>	<u>Difference</u>	<u>Beg Cash</u>	<u>End Cash</u>	<u>Difference</u>
1010-00-000 1010 - Checking	6,564	3,406	-3,158	6,564	3,406	-3,158
Total Cash	6,564	3,406	-3,158	6,564	3,406	-3,158

Cash Flow

For The Period Ending July 2020

Books = Cash, Accrual

	Quarter to Date	%	Year-to-Date	%
INCOME				
Rent Income	510,369	99	1,192,506	99
Prepaid Rental Income	-25	0	0	0
Laundry income	5,400	1	13,367	1
Utility Income	0	0	0	0
TOTAL INCOME	515,744	100	1,205,873	100
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	49,508	10	65,873	5
Promo/Move-In Incentives	0	0	1,000	0
Other Renting Expenses	0	0	4,750	0
Credit Check Fees Rcvd	-50	0	-100	0
Credit Check Fees Paid	0	0	58	0
TOTAL RENTING EXPENSE	49,458	10	71,581	6
ADMINISTRATIVE EXPENSES				
Office Expense	17	0	866	0
Licenses, Fees & Permits	0	0	3,439	0
TOTAL ADMINISTRATIVE EXP	17	0	4,304	0
MANAGEMENT EXPENSES				
Manager - Apartment Unit	8,063	2	16,663	1
Manager Salary	10,316	2	33,977	3
Manager Utility Expense	0	0	200	0
Offsite Mgt Fee PFI	10,302	2	20,598	2
Finders Fees	0	0	10,500	1
Postage	0	0	14	0
TOTAL MANAGEMENT EXPENSE	28,680	6	81,951	7
UTILITIES EXPENSE				
Gas & Electricity	14,309	3	35,492	3
Utilities Credits or rebates	-71	0	-95	0
Water	7,065	1	14,843	1
Garbage & Trash Removal	12,257	2	28,065	2
Telephone/Internet/Fax	1,494	0	3,484	0
TOTAL UTILITIES EXPENSE	35,054	7	81,788	7
REPAIRS & MAINTENANCE				
R&M Unit	908	0	13,794	1
R&M - Plumbing	0	0	1,301	0
R&M - Elevator	7,744	2	11,616	1
R&M - Roofing	0	0	11,093	1
R&M - Miscellaneous	9,665	2	22,135	2
R&M - HVAC	0	0	4,956	0

Cash Flow

For The Period Ending July 2020

Books = Cash, Accrual

	Quarter to Date	%	Year-to-Date	%
R&M - Misc. Cleaning	1,020	0	3,240	0
R&M - Pest Control	0	0	223	0
Maintenance Supplies	23	0	1,017	0
R&M - Electrical Supplies	0	0	73	0
R&M - Landscape	159	0	159	0
R&M - Cleaning Supplies	10	0	551	0
Misc. Small Purchases	0	0	128	0
Small Tools & Equipment	0	0	110	0
Locks & Keys	0	0	771	0
R&M - HVAC Supplies	0	0	113	0
TOTAL REP. & MAINTENANCE	19,528	4	71,280	6
CONTRACT MAINTENANCE				
Contract - Fire Safety Maint.	165	0	165	0
Contract - HVAC Maint.	791	0	5,271	0
Contract R&M	0	0	11,010	1
Contract - Janitorial Serv.	0	0	100	0
Contract - Pest Control	223	0	890	0
Contract - Landscaping	6,950	1	31,400	3
Contract - Elevator Maint.	2,231	0	912	0
Contract - Roof Maint	0	0	1,898	0
TOTAL CONTRACT MAINT.	10,359	2	51,647	4
TAXES				
Real Estate Taxes	46,333	9	108,111	9
TOTAL TAX EXPENSE	46,333	9	108,111	9
INSURANCE EXPENSE				
Package Insurance	12,817	2	29,906	2
Earthquake Insurance	4,616	1	10,770	1
Umbrella Insurance	584	0	1,362	0
TOTAL INSURANCE EXPENSE	18,016	3	42,037	3
TOTAL OPERATING EXPENSES	207,445	40	512,699	43
OTHER INCOME				
Laundry	0	0	30	0
Late Charges	0	0	-900	0
T/O - S/D Charges to Tenant	-6,421	-1	-9,351	-1
TOTAL OTHER INCOME	-6,421	-1	-10,221	-1
NET OPERATING INCOME	314,719	61	703,394	58
DEBT SERVICE EXPENSE				
Mortgage Interest	159,594	31	372,386	31
Deed Of Trust Interest	94,365	18	481,420	40
TOTAL DEBT SERVICE EXP.	253,959	49	853,806	71

Cash Flow

For The Period Ending July 2020

Books = Cash, Accrual

	<u>Quarter to Date</u>		<u>Year-to-Date</u>	
		<u>%</u>		<u>%</u>
NET INC.BEFORE DEP.& TAX	60,759	12	-150,412	-12
DEPREC. & AMORT. EXPENSES				
Building Depreciation	39,184	8	91,429	8
Cap. Improvement Deprec.	14,565	3	33,985	3
Closing Cost Amortization	5,037	1	11,754	1
Loan Fee Amortization	4,261	1	9,942	1
TOTAL DEPREC. & AMORT.	63,047	12	147,110	12
NET INC.(LOSS) BEF.TAXES	-2,288	0	-297,523	-25
INCOME TAX EXPENSE				
FTB Tax Expense	0	0	1,600	0
TOTAL INCOME TAX EXPENSE	0	0	1,600	0
NET INCOME (LOSS)BK	-2,288	0	-299,123	-25
NET INCOME (LOSS)	-2,288	0	-299,123	-25
ADJUSTMENTS				
CASH FLOW	-2,288	0	-299,123	-25

	<u>Quarter to Date</u>			<u>Year to Date</u>		
	Beg Cash	End Cash	Difference	Beg Cash	End Cash	Difference
1010-00-000 1010 - Checking	-209,690	84,884	294,574	3,406	84,884	81,478
Total Cash	-209,690	84,884	294,574	3,406	84,884	81,478

Exhibit A-4: Statement of Changes in Shareholders'/Partners' Equity (*Deficit*) for Professional Investors Security Fund XVII for period ending 8/29/2020

[Provide a statement of changes in shareholders'/partners equity (*deficit*) for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The Debtor's professionals are in the process of conducting a forensic review of the Debtor's and controlled entities' records necessary to determine changes in the shareholders'/partners' equity ownership for the controlled entities. The Debtor will submit an updated report to the Court once this information is available.

Exhibit B: Description of Operations for Professional Investors Security Fund XVII

[Describe the nature and extent of the Debtor's interest in the Controlled Non-Debtor Entity.

Describe the business conducted and intended to be conducted by the Controlled Non-Debtor Entity, focusing on the entity's dominant business segments.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

The Controlled Non-Debtor Entity owns a residential apartment complex which is operated by PFI. The apartment units are leased as residences to tenants.



Exhibit C: Description of Intercompany Claims

[List and describe the Controlled Non-Debtor Entity's claims against any other Controlled Non-Debtor Entity, together with the basis for such claims and whether each claim is contingent, unliquidated or disputed.]

Describe the source of this information.]

The source of this information is derived for the companies' Accounting System.

It appears as if the Professional Investors Security Fund, Inc. owes Professional Investors Security Fund XVII approximately \$8,419,533.25, and Professional Financial Investors, Inc. owes approximately \$100,806.25 in intercompany receivables.



Exhibit D: Allocation of Tax Liabilities and Assets

[Describe how income, losses, tax payments, tax refunds, or other tax attributes relating to federal, state, or local taxes have been allocated between or among the Controlled Non-Debtor Entity and one or more other Controlled Non-Debtor Entities.

Include a copy of each tax sharing or tax allocation agreement to which the entity is a party with any other Controlled Non-Debtor Entity.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System and conversations with the remaining employees of the company.

Tax liabilities are not allocated among or between any other Controlled Non-Debtor Entity.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit E: Description of Controlled Non-Debtor Entity's payments of Administrative Expenses, or Professional Fees otherwise payable by a Debtor

[Describe any payment made, or obligations incurred (or claims purchased), by the Controlled Non-Debtor Entity in connection with any claims, administrative expenses, or professional fees that have been or could be asserted against any Debtor.


Describe the source of this information.]

Based on a review of the Non-Debtor Entity's Accounting System records and conversations with current employees, the Debtor is not aware of any payments made or obligations incurred by the Controlled Non-Debtor Entity that would otherwise be payable by Debtor.



Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

 Exhibit A: Financial Statements for Professional Investors Security Fund XVIII

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit A-1: Balance Sheet for Professional Investors Security Fund XVIII as of 8/29/2020

[Provide a balance sheet dated as of the end of the most recent 3-month period of the current fiscal year and as of the end of the preceding fiscal year.]

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Balance Sheet

Period = Dec 2019

Book = Accrual ; Tree = ysi_bs

		Current Balance
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1002-00-000	CASH	
1010-00-000	1010 - Checking	10,661.40
1090-00-000	Petty Cash	600.00
1099-00-000	TOTAL CASH	11,261.40
1180-00-000	ACCOUNTS RECEIVABLES	
1181-00-000	A/R Rent Due	55,078.67
1189-00-000	TOTAL ACCOUNTS RECEIVABLES	55,078.67
1200-00-000	RESERVES & PREPAIDS	
1205-00-000	Reserve - Insurance	5,987.16
1298-00-000	TOTAL RESERVES & PREPAIDS	5,987.16
1299-00-000	TOTAL CURRENT ASSETS	72,327.23
1300-00-000	FIXED ASSETS	
1305-00-000	Land	1,703,750.00
1310-00-000	Building	5,111,250.00
1311-00-000	Accum Depreciation	-4,522,981.97
1315-00-000	Furniture and Fixtures	1,881.39
1349-00-000	NET FIXED ASSETS	2,293,899.42
1350-00-000	ACQUISITION ASSETS	
1351-00-000	Closing Costs	100,303.46
1351-00-900	A/A Closing Costs	-94,775.67
1352-00-000	Syndication Costs	437,850.00
1353-00-000	Loan Fees	1,062,306.55
1354-00-000	Accum Amort Loan Fees	-795,447.35
1355-00-000	Personal Property	480,000.00
1356-00-000	Accum Depreciation Personal Property	-480,000.00
1357-00-000	Organization Costs	165,000.00
1358-00-000	Accum Amort Organization Costs	-165,000.00
1359-00-000	NET ACQUISITION ASSETS	710,236.99
1399-00-000	CAPITALIZED IMPROVEMENTS	
1400-00-000	Improvements Prior 2000	671,955.86
1401-00-000	2001 Bathroom Improvements	10,900.96
1402-00-000	2001 Kitchen Improvements	13,380.88
1403-00-000	2001 Floor Improvements	25,602.60
1404-00-000	2001 Window Improvements	1,591.80
1405-00-000	2001 Building Improvements	11,121.96
1406-00-000	2001 Roof Improvements	1,520.00
1407-00-000	2001 Other Improvements	19,443.53
1408-00-000	2002 Bathroom Improvements	18,006.65
1409-00-000	2002 Kitchen Improvements	10,136.62
1410-00-000	2002 Floor Improvements	32,688.25
1411-00-000	2002 Window Improvements	1,894.61
1412-00-000	2002 Building Improvements	224.86
1413-00-000	2002 Roof Improvements	962.20
1414-00-000	2002 Other Improvements	30,449.60
1415-00-000	2002 Improvement Salaries	11,923.00
1416-00-000	2003 Bathroom Improvements	4,216.64
1417-00-000	2003 Kitchen Improvements	9,292.72
1418-00-000	2003 Floor Improvements	47,285.70

Balance Sheet

Period = Dec 2019

Book = Accrual ; Tree = ysi_bs

		Current Balance
1419-00-000	2003 Window Improvements	6,461.37
1420-00-000	2003 Building Improvements	6,286.21
1421-00-000	2003 Roof Improvements	4,315.49
1422-00-000	2003 Other Improvements	19,494.91
1423-00-000	2004 Bathroom Improvements	2,968.30
1424-00-000	2004 Kitchen Improvements	16,850.68
1425-00-000	2004 Floor Improvements	40,563.57
1426-00-000	2004 Window Improvements	3,878.22
1427-00-000	2004 Building Improvements	115,632.06
1428-00-000	2004 Roof Improvements	600.00
1429-00-000	2004 Other Improvements	37,237.72
1430-00-000	2005 Bathroom Improvements	1,712.28
1431-00-000	2005 Kitchen Improvements	17,488.85
1432-00-000	2005 Floor Improvements	41,230.92
1433-00-000	2005 Window Improvements	1,900.59
1434-00-000	2005 Building Improvements	30,814.30
1435-00-000	2005 Roof Improvements	108,257.36
1436-00-000	2005 Other Improvements	261,097.31
1438-00-000	2006 Bathroom Improvements	1,144.59
1439-00-000	2006 Kitchen Improvements	9,090.40
1440-00-000	2006 Floor Improvements	36,476.11
1441-00-000	2006 Window Improvements	3,376.47
1442-00-000	2006 Building Improvements	53,373.50
1443-00-000	2006 Roof Improvements	19,699.49
1444-00-000	2006 Other Improvements	446,544.49
1445-00-000	2007 Bathroom Improvements	34,318.83
1446-00-000	2007 Kitchen Improvements	28,402.80
1447-00-000	2007 Floor Improvements	63,792.73
1448-00-000	2007 Window Improvements	1,247.44
1449-00-000	2007 Building Improvements	29,130.72
1450-00-000	2007 Roof Improvements	97,599.36
1451-00-000	2007 Other Improvements	487,672.73
1452-00-000	2008 Bathroom Improvements	18,273.95
1453-00-000	2008 Kitchen Improvements	18,899.09
1454-00-000	2008 Floor Improvements	10,662.10
1455-00-000	2008 Window Improvements	616.48
1456-00-000	2008 Building Improvements	46,002.93
1457-00-000	2008 Roof Improvements	588.32
1458-00-000	2008 Other Improvements	233,134.23
1465-00-000	2009 Other Improvements	208,416.90
1470-00-000	2010 Other Improvements	228,096.80
1480-00-000	2011 Other Improvements	492,838.71
1485-00-000	2012 Other Improvements	376,893.55
1490-00-000	2013 Other Improvements	351,485.97
1491-00-000	2014 Other Improvements	173,600.49
1491-00-100	2014 T/O Misc. Expense	7,174.07
1491-00-200	2014 T/O Materials	8,815.29
1491-00-300	2014 T/O Outside Vendor	17,925.57
1492-00-000	2015 Other Improvements	95,842.91
1492-00-100	T/O Misc. Exp.	29,301.28
1492-00-200	2015 T/O Materiales	42,411.52
1492-00-300	T/O Outside Vendor	116,237.96
1493-00-000	2016 Other Improvements	230,139.60
1493-00-100	2016 T/O Misc. Exp.	16,719.59
1493-00-200	2016 T/O Materials	32,644.39

Balance Sheet

Period = Dec 2019

Book = Accrual ; Tree = ysi_bs

		Current Balance
1493-00-300	2016 T/O outside vendors	115,494.14
1494-00-000	2017 Other Improvements	88,577.28
1494-00-100	2017 T/O Misc. Exp.	8,301.92
1494-00-200	2017 T/O Materials	18,022.09
1494-00-300	2017 T/O Outside Vendor	74,005.97
1495-00-000	2018 Other Improvements	375,519.02
1495-00-100	2018 T/O Misc. Exp.	4,043.80
1495-00-200	2018 T/O Materials	7,987.65
1495-00-300	2018 T/O Outside Vendor	31,590.00
1496-00-000	2019 Other Improvements	328,238.07
1496-00-100	2019 T/O Misc. Exp.	12,584.45
1496-00-200	2019 T/O Materials	136,420.52
1496-00-300	2019 T/O Outside Vendor	431,296.00
1595-00-000	TOTAL CAPITAL IMPROVEMENTS	7,340,060.85
1598-00-000	Accum Deprec - Capital Improvements	5,833,769.58
1599-00-000	NET CAPITALIZED IMPROVEMENTS	1,506,291.27
1800-00-000	LONG TERM RECEIVABLES	
1850-00-000	Due To/From GP	6,352,385.93
1855-00-000	Due To/From PISF, Inc.	13,317,700.34
1899-00-000	TOTAL LONG TERM RECEIVABLES	19,670,086.27
1999-00-000	TOTAL ASSETS	24,252,841.18
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2002-00-000	CURRENT LIABILITIES	
2005-00-000	Accounts Payable	111,808.30
2010-00-000	Unearned Rent	6,710.67
2015-00-000	FTB Taxes Payable	-200.01
2025-00-000	Insurance Payable	16,762.49
2099-00-000	TOTAL CURRENT LIABILITIES	135,081.45
2200-00-000	LONG TERM LIABILITIES	
2225-00-000	Deed of Trust Payable	16,127,440.55
2235-00-000	Security Deposits Liability	132,822.09
2236-00-000	Security Deposit Clearing	2,725.00
2238-00-000	Pet Deposit Payable	1,000.00
2240-00-000	Mortgage Payable	22,600,000.00
2998-00-000	TOTAL LONG TERM LIABILITIES	38,863,987.64
2999-00-000	TOTAL LIABILITIES	38,999,069.09
3000-00-000	EQUITY	
3030-00-000	Capital Contributions	4,400,000.00
3040-00-000	Less: Repurchased Units	-22,500.00
3050-00-000	L.P. Distributions	-11,779,283.95
3055-00-000	G.P. Distributions	-440,000.00
3060-00-000	Premium on Repurch Units	-1,200.00
3065-00-000	Previous Period Adjmts	6,700.25
3130-00-000	Retained Earnings	-6,668,050.80
3140-00-000	Net Income (Loss) Current	-241,893.41
3990-00-000	TOTAL EQUITY	-14,746,227.91
3998-00-000	TOTAL LIABILITIES & EQUITY	24,252,841.18
9999-00-000	Total of All	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual ; Tree = ysi_bs

		Current Balance
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1002-00-000	CASH	
1010-00-000	1010 - Checking	78,317.09
1090-00-000	Petty Cash	600.00
1099-00-000	TOTAL CASH	78,917.09
1180-00-000	ACCOUNTS RECEIVABLES	
1181-00-000	A/R Rent Due	85,480.36
1189-00-000	TOTAL ACCOUNTS RECEIVABLES	85,480.36
1200-00-000	RESERVES & PREPAIDS	
1205-00-000	Reserve - Insurance	11,259.56
1298-00-000	TOTAL RESERVES & PREPAIDS	11,259.56
1299-00-000	TOTAL CURRENT ASSETS	175,657.01
1300-00-000	FIXED ASSETS	
1305-00-000	Land	1,703,750.00
1310-00-000	Building	5,111,250.00
1311-00-000	Accum Depreciation	-4,631,421.28
1315-00-000	Furniture and Fixtures	1,881.39
1349-00-000	NET FIXED ASSETS	2,185,460.11
1350-00-000	ACQUISITION ASSETS	
1351-00-000	Closing Costs	100,303.46
1351-00-900	A/A Closing Costs	-95,115.03
1352-00-000	Syndication Costs	437,850.00
1353-00-000	Loan Fees	1,062,306.55
1354-00-000	Accum Amort Loan Fees	-818,594.95
1355-00-000	Personal Property	480,000.00
1356-00-000	Accum Depreciation Personal Property	-480,000.00
1357-00-000	Organization Costs	165,000.00
1358-00-000	Accum Amort Organization Costs	-165,000.00
1359-00-000	NET ACQUISITION ASSETS	686,750.03
1399-00-000	CAPITALIZED IMPROVEMENTS	
1400-00-000	Improvements Prior 2000	671,955.86
1401-00-000	2001 Bathroom Improvements	10,900.96
1402-00-000	2001 Kitchen Improvements	13,380.88
1403-00-000	2001 Floor Improvements	25,602.60
1404-00-000	2001 Window Improvements	1,591.80
1405-00-000	2001 Building Improvements	11,121.96
1406-00-000	2001 Roof Improvements	1,520.00
1407-00-000	2001 Other Improvements	19,443.53
1408-00-000	2002 Bathroom Improvements	18,006.65
1409-00-000	2002 Kitchen Improvements	10,136.62
1410-00-000	2002 Floor Improvements	32,688.25
1411-00-000	2002 Window Improvements	1,894.61
1412-00-000	2002 Building Improvements	224.86
1413-00-000	2002 Roof Improvements	962.20
1414-00-000	2002 Other Improvements	30,449.60
1415-00-000	2002 Improvement Salaries	11,923.00
1416-00-000	2003 Bathroom Improvements	4,216.64
1417-00-000	2003 Kitchen Improvements	9,292.72
1418-00-000	2003 Floor Improvements	47,285.70

Balance Sheet

Period = Jul 2020

Book = Accrual ; Tree = ysi_bs

		Current Balance
1419-00-000	2003 Window Improvements	6,461.37
1420-00-000	2003 Building Improvements	6,286.21
1421-00-000	2003 Roof Improvements	4,315.49
1422-00-000	2003 Other Improvements	19,494.91
1423-00-000	2004 Bathroom Improvements	2,968.30
1424-00-000	2004 Kitchen Improvements	16,850.68
1425-00-000	2004 Floor Improvements	40,563.57
1426-00-000	2004 Window Improvements	3,878.22
1427-00-000	2004 Building Improvements	115,632.06
1428-00-000	2004 Roof Improvements	600.00
1429-00-000	2004 Other Improvements	37,237.72
1430-00-000	2005 Bathroom Improvements	1,712.28
1431-00-000	2005 Kitchen Improvements	17,488.85
1432-00-000	2005 Floor Improvements	41,230.92
1433-00-000	2005 Window Improvements	1,900.59
1434-00-000	2005 Building Improvements	30,814.30
1435-00-000	2005 Roof Improvements	108,257.36
1436-00-000	2005 Other Improvements	261,097.31
1438-00-000	2006 Bathroom Improvements	1,144.59
1439-00-000	2006 Kitchen Improvements	9,090.40
1440-00-000	2006 Floor Improvements	36,476.11
1441-00-000	2006 Window Improvements	3,376.47
1442-00-000	2006 Building Improvements	53,373.50
1443-00-000	2006 Roof Improvements	19,699.49
1444-00-000	2006 Other Improvements	446,544.49
1445-00-000	2007 Bathroom Improvements	34,318.83
1446-00-000	2007 Kitchen Improvements	28,402.80
1447-00-000	2007 Floor Improvements	63,792.73
1448-00-000	2007 Window Improvements	1,247.44
1449-00-000	2007 Building Improvements	29,130.72
1450-00-000	2007 Roof Improvements	97,599.36
1451-00-000	2007 Other Improvements	487,672.73
1452-00-000	2008 Bathroom Improvements	18,273.95
1453-00-000	2008 Kitchen Improvements	18,899.09
1454-00-000	2008 Floor Improvements	10,662.10
1455-00-000	2008 Window Improvements	616.48
1456-00-000	2008 Building Improvements	46,002.93
1457-00-000	2008 Roof Improvements	588.32
1458-00-000	2008 Other Improvements	233,134.23
1465-00-000	2009 Other Improvements	208,416.90
1470-00-000	2010 Other Improvements	228,096.80
1480-00-000	2011 Other Improvements	492,838.71
1485-00-000	2012 Other Improvements	376,893.55
1490-00-000	2013 Other Improvements	351,485.97
1491-00-000	2014 Other Improvements	173,600.49
1491-00-100	2014 T/O Misc. Expense	7,174.07
1491-00-200	2014 T/O Materials	8,815.29
1491-00-300	2014 T/O Outside Vendor	17,925.57
1492-00-000	2015 Other Improvements	95,842.91
1492-00-100	T/O Misc. Exp.	29,301.28
1492-00-200	2015 T/O Materiales	42,411.52
1492-00-300	T/O Outside Vendor	116,237.96
1493-00-000	2016 Other Improvements	230,139.60
1493-00-100	2016 T/O Misc. Exp.	16,719.59
1493-00-200	2016 T/O Materials	32,644.39

Balance Sheet

Period = Jul 2020

Book = Accrual ; Tree = ysi_bs

		Current Balance
1493-00-300	2016 T/O outside vendors	115,494.14
1494-00-000	2017 Other Improvements	88,577.28
1494-00-100	2017 T/O Misc. Exp.	8,301.92
1494-00-200	2017 T/O Materials	18,022.09
1494-00-300	2017 T/O Outside Vendor	74,005.97
1495-00-000	2018 Other Improvements	375,519.02
1495-00-100	2018 T/O Misc. Exp.	4,043.80
1495-00-200	2018 T/O Materials	7,987.65
1495-00-300	2018 T/O Outside Vendor	31,590.00
1496-00-000	2019 Other Improvements	328,238.07
1496-00-100	2019 T/O Misc. Exp.	12,584.45
1496-00-200	2019 T/O Materials	136,472.18
1496-00-300	2019 T/O Outside Vendor	431,296.00
1497-00-000	2020 Other Improvements	70,914.24
1497-00-100	2020 T/O Misc. Exp.	12,852.93
1497-00-200	2020 T/O Materials	96,584.90
1497-00-300	2020 T/O Outside Vendor	290,574.53
1595-00-000	TOTAL CAPITAL IMPROVEMENTS	7,811,039.11
1598-00-000	Accum Deprec - Capital Improvements	5,891,095.52
1599-00-000	NET CAPITALIZED IMPROVEMENTS	1,919,943.59
1700-00-000	OTHER ASSETS	
1709-00-002	Investment - 1129 3rd Street	68.22
1798-00-000	TOTAL OTHER ASSETS	68.22
1800-00-000	LONG TERM RECEIVABLES	
1842-00-000	PV 1 Due to/from	204.65
1849-00-000	49 Ignacio due to/from	170.54
1850-00-000	Due To/From GP	6,332,385.93
1855-00-000	Due To/From PISF, Inc.	12,454,700.34
1899-00-000	TOTAL LONG TERM RECEIVABLES	18,787,461.46
1999-00-000	TOTAL ASSETS	23,755,340.42
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2002-00-000	CURRENT LIABILITIES	
2005-00-000	Accounts Payable	58,308.09
2010-00-000	Unearned Rent	8,317.66
2015-00-000	FTB Taxes Payable	-200.01
2020-00-000	Property Tax Payable	16,701.47
2025-00-000	Insurance Payable	16,762.49
2099-00-000	TOTAL CURRENT LIABILITIES	99,889.70
2200-00-000	LONG TERM LIABILITIES	
2225-00-000	Deed of Trust Payable	16,022,440.55
2235-00-000	Security Deposits Liability	148,377.09
2236-00-000	Security Deposit Clearing	2,200.00
2238-00-000	Pet Deposit Payable	1,000.00
2240-00-000	Mortgage Payable	22,600,000.00
2998-00-000	TOTAL LONG TERM LIABILITIES	38,774,017.64
2999-00-000	TOTAL LIABILITIES	38,873,907.34
3000-00-000	EQUITY	
3030-00-000	Capital Contributions	4,400,000.00
3040-00-000	Less: Repurchased Units	-22,500.00

Balance Sheet

Period = Jul 2020

Book = Accrual ; Tree = ysi_bs

		Current Balance
3050-00-000	L.P. Distributions	-11,779,283.95
3055-00-000	G.P. Distributions	-440,000.00
3060-00-000	Premium on Repurch Units	-1,200.00
3065-00-000	Previous Period Adjmts	6,700.25
3088-00-000	InterCo PFI - 1506	-119.38
3130-00-000	Retained Earnings	-6,909,944.21
3140-00-000	Net Income (Loss) Current	-372,219.63
3990-00-000	TOTAL EQUITY	-15,118,566.92
3998-00-000	TOTAL LIABILITIES & EQUITY	23,755,340.42
9999-00-000	Total of All	0.00

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit A-2: Statement of Income (Loss) for Professional Investors Security FundXVIII **for period ending** 8/29/20

[Provide a statement of income (loss) for the following periods:

(i) For the initial report:

- a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and
- b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual ; Tree = ysi_is

		Period to Date	%	Year to Date	%
4000-00-000	INCOME				
4005-00-000	Rent Income	2,752,585.00	99.71	2,752,585.00	99.71
4012-00-000	Parking Fees	1,050.00	0.04	1,050.00	0.04
4014-00-000	Laundry income	6,960.35	0.25	6,960.35	0.25
4099-00-000	TOTAL INCOME	2,760,595.35	100.00	2,760,595.35	100.00
6001-00-000	OPERATING EXPENSE				
6002-00-000	RENTING EXPENSES				
6005-00-000	Vacancy Loss	116,494.18	4.22	116,494.18	4.22
6020-00-000	Advertising	56.15	0.00	56.15	0.00
6025-00-000	Signs	163.42	0.01	163.42	0.01
6031-00-000	Other Renting Expenses	33,524.30	1.21	33,524.30	1.21
6040-00-000	Credit Check Fees Rcvd	-200.00	-0.01	-200.00	-0.01
6041-00-000	Credit Check Fees Paid	217.60	0.01	217.60	0.01
6049-00-000	TOTAL RENTING EXPENSE	150,255.65	5.44	150,255.65	5.44
6050-00-000	ADMINISTRATIVE EXPENSES				
6062-00-000	Legal	-50.00	0.00	-50.00	0.00
6070-00-000	Office Expense	589.17	0.02	589.17	0.02
6074-00-000	Licenses, Fees & Permits	4,672.64	0.17	4,672.64	0.17
6075-00-000	Security Patrol	34,047.20	1.23	34,047.20	1.23
6099-00-000	TOTAL ADMINISTRATIVE EXP	39,259.01	1.42	39,259.01	1.42
6100-00-000	MANAGEMENT EXPENSES				
6110-00-000	Manager - Apartment Unit	21,054.00	0.76	21,054.00	0.76
6113-00-000	Manager Salary	92,597.00	3.35	92,597.00	3.35
6114-00-000	Manager Utility Expense	600.00	0.02	600.00	0.02
6120-00-000	Offsite Mgt Fee PFI	55,050.20	1.99	55,050.20	1.99
6191-00-000	Security Costs	4,869.60	0.18	4,869.60	0.18
6199-00-000	TOTAL MANAGEMENT EXPENSE	174,170.80	6.31	174,170.80	6.31
6200-00-000	UTILITIES EXPENSE				
6205-00-000	Gas & Electricity	42,906.04	1.55	42,906.04	1.55
6205-00-100	Utilities Credits or rebates	-3,235.95	-0.12	-3,235.95	-0.12
6215-00-000	Water	47,670.90	1.73	47,670.90	1.73
6220-00-000	Garbage & Trash Removal	73,631.02	2.67	73,631.02	2.67
6230-00-000	Telephone/Internet/Fax	6,629.74	0.24	6,629.74	0.24
6249-00-000	TOTAL UTILITIES EXPENSE	167,601.75	6.07	167,601.75	6.07
6275-00-000	REPAIRS & MAINTENANCE				
6275-00-010	R&M Unit	30,985.96	1.12	30,985.96	1.12
6275-00-025	R&M - Plumbing	78.20	0.00	78.20	0.00
6275-00-120	R&M - Electrical	673.52	0.02	673.52	0.02
6275-00-145	R&M - Miscellaneous	1,352.72	0.05	1,352.72	0.05
6305-00-000	R&M - Misc. Cleaning	1,412.50	0.05	1,412.50	0.05
6310-00-000	R&M - Pest Control	2,765.00	0.10	2,765.00	0.10
6316-00-000	Maint. Salaries	26,869.86	0.97	26,869.86	0.97
6320-00-000	Maintenance Supplies	9,778.73	0.35	9,778.73	0.35
6320-00-100	R&M - Electrical Supplies	2,067.89	0.07	2,067.89	0.07
6321-00-000	R&M - Landscaping Supplies	1,554.14	0.06	1,554.14	0.06
6322-00-075	R&M - Pool Supplies	1,178.91	0.04	1,178.91	0.04
6322-00-150	R&M - Cleaning Supplies	749.04	0.03	749.04	0.03
6322-00-215	R&M - Plumbing Supplies	162.64	0.01	162.64	0.01
6325-00-000	Small Tools & Equipment	214.29	0.01	214.29	0.01
6331-00-000	Locks & Keys	2,516.13	0.09	2,516.13	0.09

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual ; Tree = ysi_is

		Period to Date	%	Year to Date	%
6333-00-000	R&M - Painting Supplies	716.76	0.03	716.76	0.03
6349-00-000	TOTAL REP. & MAINTENANCE	83,076.29	3.01	83,076.29	3.01
6350-00-000	CONTRACT MAINTENANCE				
6351-00-170	Contract - fire master	1,032.13	0.04	1,032.13	0.04
6355-00-000	Contract - Plumbing/Sewer	9,511.00	0.34	9,511.00	0.34
6360-00-000	Contract - Electrical & Lighting	172.83	0.01	172.83	0.01
6361-00-000	Contract - HVAC Maint.	7,525.95	0.27	7,525.95	0.27
6362-00-000	Contract R&M	33,871.45	1.23	33,871.45	1.23
6364-00-000	Contract - Janitorial Serv.	408.50	0.01	408.50	0.01
6370-00-000	Contract - Landscaping	89,533.50	3.24	89,533.50	3.24
6375-00-000	Contract - Pool Maint.	4,875.00	0.18	4,875.00	0.18
6399-00-000	TOTAL CONTRACT MAINT.	146,930.36	5.32	146,930.36	5.32
6400-00-000	TAXES				
6410-00-000	Real Estate Taxes	195,158.59	7.07	195,158.59	7.07
6449-00-000	TOTAL TAX EXPENSE	195,158.59	7.07	195,158.59	7.07
6450-00-000	INSURANCE EXPENSE				
6460-00-000	Package Insurance	45,204.48	1.64	45,204.48	1.64
6465-00-000	Earthquake Insurance	28,543.60	1.03	28,543.60	1.03
6467-00-000	Umbrella Insurance	3,202.05	0.12	3,202.05	0.12
6498-00-000	TOTAL INSURANCE EXPENSE	76,950.13	2.79	76,950.13	2.79
6499-00-000	TOTAL OPERATING EXPENSES	1,033,402.58	37.43	1,033,402.58	37.43
6500-00-000	OTHER INCOME				
6525-00-000	Parking Fees	-3,416.66	-0.12	-3,416.66	-0.12
6530-00-000	Laundry	-28,026.67	-1.02	-28,026.67	-1.02
6540-00-000	NSF Check Fees	-475.00	-0.02	-475.00	-0.02
6545-00-000	Late Charges	-5,325.00	-0.19	-5,325.00	-0.19
6575-00-000	T/O - S/D Charges to Tenant	-5,208.80	-0.19	-5,208.80	-0.19
6580-00-000	Miscellaneous Income	-105.00	0.00	-105.00	0.00
6590-00-000	Interest Income	-1,457,043.00	-52.78	-1,457,043.00	-52.78
6595-00-000	TOTAL OTHER INCOME	-1,499,600.13	-54.32	-1,499,600.13	-54.32
6599-00-000	NET OPERATING INCOME	3,226,792.90	116.89	3,226,792.90	116.89
6605-00-000	DEBT SERVICE EXPENSE				
6610-00-000	Mortgage Interest	884,409.74	32.04	884,409.74	32.04
6620-00-000	Deed Of Trust Interest	1,341,732.05	48.60	1,341,732.05	48.60
6660-00-000	TOTAL DEBT SERVICE EXP.	2,226,141.79	80.64	2,226,141.79	80.64
6670-00-000	NET INC.BEFORE DEP.& TAX	1,000,651.11	36.25	1,000,651.11	36.25
6700-00-000	DEPREC. & AMORT. EXPENSES				
6710-00-000	Building Depreciation	185,895.96	6.73	185,895.96	6.73
6730-00-000	Cap. Improvement Deprec.	544,416.04	19.72	544,416.04	19.72
6740-00-000	Closing Cost Amortization	94,775.67	3.43	94,775.67	3.43
6750-00-000	Loan Fee Amortization	416,656.85	15.09	416,656.85	15.09
6770-00-000	TOTAL DEPREC. & AMORT.	1,241,744.52	44.98	1,241,744.52	44.98
6799-00-000	NET INC.(LOSS) BEF.TAXES	-241,093.41	-8.73	-241,093.41	-8.73
6805-00-000	INCOME TAX EXPENSE				

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual ; Tree = ysi_is

		Period to Date		%		Year to Date		%
6820-00-000	FTB Tax Expense	800.00		0.03		800.00		0.03
6850-00-000	TOTAL INCOME TAX EXPENSE	800.00		0.03		800.00		0.03
6900-00-000	NET INCOME (LOSS)BK	-241,893.41		-8.76		-241,893.41		-8.76
7099-00-000	NET INCOME (LOSS)	-241,893.41		-8.76		-241,893.41		-8.76

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

		Period to Date	%	Year to Date	%
4000-00-000	INCOME				
4005-00-000	Rent Income	1,675,395.00	98.39	1,675,395.00	98.39
4012-00-000	Parking Fees	1,750.00	0.10	1,750.00	0.10
4014-00-000	Laundry income	25,689.40	1.51	25,689.40	1.51
4099-00-000	TOTAL INCOME	1,702,834.40	100.00	1,702,834.40	100.00
6000-00-000	EXPENSES				
6001-00-000	OPERATING EXPENSE				
6002-00-000	RENTING EXPENSES				
6005-00-000	Vacancy Loss	224,889.66	13.21	224,889.66	13.21
6011-00-000	Promo/Move-In Incentives	8,100.00	0.48	8,100.00	0.48
6031-00-000	Other Renting Expenses	2,875.00	0.17	2,875.00	0.17
6040-00-000	Credit Check Fees Rcvd	-675.00	-0.04	-675.00	-0.04
6041-00-000	Credit Check Fees Paid	86.70	0.01	86.70	0.01
6049-00-000	TOTAL RENTING EXPENSE	235,276.36	13.82	235,276.36	13.82
6050-00-000	ADMINISTRATIVE EXPENSES				
6070-00-000	Office Expense	376.02	0.02	376.02	0.02
6074-00-000	Licenses, Fees & Permits	4,027.19	0.24	4,027.19	0.24
6075-00-000	Security Patrol	9,735.00	0.57	9,735.00	0.57
6099-00-000	TOTAL ADMINISTRATIVE EXP	14,138.21	0.83	14,138.21	0.83
6100-00-000	MANAGEMENT EXPENSES				
6110-00-000	Manager - Apartment Unit	11,460.47	0.67	11,460.47	0.67
6113-00-000	Manager Salary	57,866.87	3.40	57,866.87	3.40
6114-00-000	Manager Utility Expense	350.00	0.02	350.00	0.02
6120-00-000	Offsite Mgt Fee PFI	28,740.50	1.69	28,740.50	1.69
6127-00-000	Interior Lobby Plants	31.86	0.00	31.86	0.00
6191-00-000	Security Costs	3,002.62	0.18	3,002.62	0.18
6199-00-000	TOTAL MANAGEMENT EXPENSE	101,452.32	5.96	101,452.32	5.96
6200-00-000	UTILITIES EXPENSE				
6205-00-000	Gas & Electricity	25,817.57	1.52	25,817.57	1.52

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

		Period to Date	%	Year to Date	%
6205-00-100	Utilities Credits or rebates	-3,571.56	-0.21	-3,571.56	-0.21
6215-00-000	Water	22,993.10	1.35	22,993.10	1.35
6220-00-000	Garbage & Trash Removal	50,391.44	2.96	50,391.44	2.96
6230-00-000	Telephone/Internet/Fax	3,305.93	0.19	3,305.93	0.19
6249-00-000	TOTAL UTILITIES EXPENSE	98,936.48	5.81	98,936.48	5.81
6275-00-000	REPAIRS & MAINTENANCE				
6275-00-010	R&M Unit	30,703.58	1.80	30,703.58	1.80
6275-00-025	R&M - Plumbing	1,757.69	0.10	1,757.69	0.10
6275-00-135	R&M - Painting	241.56	0.01	241.56	0.01
6275-00-140	R&M - Roofing	5,038.45	0.30	5,038.45	0.30
6275-00-145	R&M - Miscellaneous	11,789.01	0.69	11,789.01	0.69
6275-00-155	R&M - HVAC	1,407.50	0.08	1,407.50	0.08
6310-00-000	R&M - Pest Control	1,539.00	0.09	1,539.00	0.09
6320-00-000	Maintenance Supplies	2,457.96	0.14	2,457.96	0.14
6320-00-100	R&M - Electrical Supplies	253.64	0.01	253.64	0.01
6321-00-000	R&M - Landscaping Supplies	928.73	0.05	928.73	0.05
6322-00-150	R&M - Cleaning Supplies	557.08	0.03	557.08	0.03
6322-00-215	R&M - Plumbing Supplies	530.15	0.03	530.15	0.03
6325-00-000	Small Tools & Equipment	239.95	0.01	239.95	0.01
6331-00-000	Locks & Keys	749.25	0.04	749.25	0.04
6333-00-000	R&M - Painting Supplies	344.99	0.02	344.99	0.02
6334-00-000	R&M - Roofing Supplies	28.50	0.00	28.50	0.00
6335-00-000	R&M - Door/Window Supplies	214.20	0.01	214.20	0.01
6349-00-000	TOTAL REP. & MAINTENANCE	58,781.24	3.45	58,781.24	3.45
6350-00-000	CONTRACT MAINTENANCE				
6362-00-000	Contract R&M	4,270.00	0.25	4,270.00	0.25
6364-00-000	Contract - Janitorial Serv.	75.00	0.00	75.00	0.00
6367-00-000	Contract - Pest Control	1,584.00	0.09	1,584.00	0.09
6370-00-000	Contract - Landscaping	45,881.56	2.69	45,881.56	2.69
6375-00-000	Contract - Pool Maint.	1,650.00	0.10	1,650.00	0.10
6390-00-000	Contract - Roof Maint	4,306.00	0.25	4,306.00	0.25
6399-00-000	TOTAL CONTRACT MAINT.	57,766.56	3.39	57,766.56	3.39

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

		Period to Date	%	Year to Date	%
6400-00-000	TAXES				
6410-00-000	Real Estate Taxes	116,910.26	6.87	116,910.26	6.87
6449-00-000	TOTAL TAX EXPENSE	116,910.26	6.87	116,910.26	6.87
6450-00-000	INSURANCE EXPENSE				
6460-00-000	Package Insurance	37,690.31	2.21	37,690.31	2.21
6465-00-000	Earthquake Insurance	17,591.56	1.03	17,591.56	1.03
6467-00-000	Umbrella Insurance	2,521.33	0.15	2,521.33	0.15
6498-00-000	TOTAL INSURANCE EXPENSE	57,803.20	3.39	57,803.20	3.39
6499-00-000	TOTAL OPERATING EXPENSES	741,064.63	43.52	741,064.63	43.52
6500-00-000	OTHER INCOME				
6540-00-000	NSF Check Fees	-125.00	-0.01	-125.00	-0.01
6545-00-000	Late Charges	-1,350.00	-0.08	-1,350.00	-0.08
6595-00-000	TOTAL OTHER INCOME	-1,475.00	-0.09	-1,475.00	-0.09
6599-00-000	NET OPERATING INCOME	963,244.77	56.57	963,244.77	56.57
6605-00-000	DEBT SERVICE EXPENSE				
6610-00-000	Mortgage Interest	581,667.50	34.16	581,667.50	34.16
6620-00-000	Deed Of Trust Interest	563,744.69	33.11	563,744.69	33.11
6660-00-000	TOTAL DEBT SERVICE EXP.	1,145,412.19	67.26	1,145,412.19	67.26
6670-00-000	NET INC.BEFORE DEP.& TAX	-182,167.42	-10.70	-182,167.42	-10.70
6700-00-000	DEPREC. & AMORT. EXPENSES				
6710-00-000	Building Depreciation	108,439.31	6.37	108,439.31	6.37
6730-00-000	Cap. Improvement Deprec.	57,325.94	3.37	57,325.94	3.37
6740-00-000	Closing Cost Amortization	339.36	0.02	339.36	0.02
6750-00-000	Loan Fee Amortization	23,147.60	1.36	23,147.60	1.36
6770-00-000	TOTAL DEPREC. & AMORT.	189,252.21	11.11	189,252.21	11.11

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

		Period to Date	%	Year to Date	%
6799-00-000	NET INC.(LOSS) BEF.TAXES	-371,419.63	-21.81	-371,419.63	-21.81
6805-00-000	INCOME TAX EXPENSE				
6820-00-000	FTB Tax Expense	800.00	0.05	800.00	0.05
6850-00-000	TOTAL INCOME TAX EXPENSE	800.00	0.05	800.00	0.05
6900-00-000	NET INCOME (LOSS)BK	-372,219.63	-21.86	-372,219.63	-21.86

Exhibit A-3: Statement of Cash Flows for **Professional Investors Security Fund XVIII** for period ending 8/29/2020

[Provide a statement of changes in cash position for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.



Cash Flow

For The Period Ending December 2019

Books = Cash, Accrual

	Period to Date	%	Year-to-Date	%
INCOME				
Rent Income	5,499,579	100	5,499,579	100
Parking Fees	1,950	0	1,950	0
Laundry income	13,921	0	13,921	0
TOTAL INCOME	5,515,450	100	5,515,450	100
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	232,988	4	232,988	4
Advertising	112	0	112	0
Signs	327	0	327	0
Other Renting Expenses	66,649	1	66,649	1
Credit Check Fees Rcvd	-375	0	-375	0
Credit Check Fees Paid	435	0	435	0
TOTAL RENTING EXPENSE	300,136	5	300,136	5
ADMINISTRATIVE EXPENSES				
Legal	1,900	0	1,900	0
Office Expense	1,178	0	1,178	0
Licenses, Fees & Permits	9,345	0	9,345	0
Security Patrol	68,094	1	68,094	1
TOTAL ADMINISTRATIVE EXP	80,518	1	80,518	1
MANAGEMENT EXPENSES				
Manager - Apartment Unit	42,108	1	42,108	1
Manager Salary	185,194	3	185,194	3
Manager Utility Expense	1,200	0	1,200	0
Offsite Mgt Fee PFI	110,100	2	110,100	2
Security Costs	9,739	0	9,739	0
TOTAL MANAGEMENT EXPENSE	348,342	6	348,342	6
UTILITIES EXPENSE				
Gas & Electricity	85,812	2	85,812	2
Utilities Credits or rebates	-6,472	0	-6,472	0
Water	95,342	2	95,342	2
Garbage & Trash Removal	147,397	3	147,397	3
Telephone/Internet/Fax	13,259	0	13,259	0
TOTAL UTILITIES EXPENSE	335,339	6	335,339	6
REPAIRS & MAINTENANCE				
R&M Unit	61,156	1	61,156	1
R&M - Plumbing	156	0	156	0
R&M - Electrical	1,347	0	1,347	0
R&M - Miscellaneous	2,705	0	2,705	0
R&M - Misc. Cleaning	2,825	0	2,825	0

Cash Flow

For The Period Ending December 2019

Books = Cash, Accrual

	Period to Date	%	Year-to-Date	%
R&M - Pest Control	5,530	0	5,530	0
Maint. Salaries	53,740	1	53,740	1
Maintenance Supplies	19,216	0	19,216	0
R&M - Electrical Supplies	3,945	0	3,945	0
R&M - Landscaping Supplies	2,953	0	2,953	0
R&M - Pool Supplies	2,358	0	2,358	0
R&M - Cleaning Supplies	1,498	0	1,498	0
R&M - Plumbing Supplies	325	0	325	0
Small Tools & Equipment	429	0	429	0
Locks & Keys	5,032	0	5,032	0
R&M - Painting Supplies	1,434	0	1,434	0
TOTAL REP. & MAINTENANCE	164,648	3	164,648	3
CONTRACT MAINTENANCE				
Contract - fire master	2,064	0	2,064	0
Contract - Plumbing/Sewer	19,022	0	19,022	0
Contract - Electrical & Lighting	346	0	346	0
Contract - HVAC Maint.	11,206	0	11,206	0
Contract R&M	67,498	1	67,498	1
Contract - Janitorial Serv.	659	0	659	0
Contract - Landscaping	178,289	3	178,289	3
Contract - Pool Maint.	9,750	0	9,750	0
TOTAL CONTRACT MAINT.	288,834	5	288,834	5
TAXES				
Real Estate Taxes	390,317	7	390,317	7
TOTAL TAX EXPENSE	390,317	7	390,317	7
INSURANCE EXPENSE				
Package Insurance	90,409	2	90,409	2
Earthquake Insurance	57,087	1	57,087	1
Umbrella Insurance	6,404	0	6,404	0
TOTAL INSURANCE EXPENSE	153,900	3	153,900	3
TOTAL OPERATING EXPENSES	2,062,034	37	2,062,034	37
OTHER INCOME				
Parking Fees	-7,083	0	-7,083	0
Laundry	-56,053	-1	-56,053	-1
NSF Check Fees	-950	0	-950	0
Late Charges	-10,105	0	-10,105	0
T/O - S/D Charges to Tenant	-10,214	0	-10,214	0
Miscellaneous Income	-210	0	-210	0
Interest Income	-2,914,086	-53	-2,914,086	-53
TOTAL OTHER INCOME	-2,998,701	-54	-2,998,701	-54

Cash Flow

For The Period Ending December 2019

Books = Cash, Accrual

	<u>Period to Date</u>		<u>Year-to-Date</u>	
		%		%
NET OPERATING INCOME	6,452,117	117	6,452,117	117
DEBT SERVICE EXPENSE				
Mortgage Interest	1,768,819	32	1,768,819	32
Deed Of Trust Interest	2,683,464	49	2,683,464	49
TOTAL DEBT SERVICE EXP.	4,452,284	81	4,452,284	81
NET INC.BEFORE DEP.& TAX	1,999,834	36	1,999,834	36
DEPREC. & AMORT. EXPENSES				
Building Depreciation	371,792	7	371,792	7
Cap. Improvement Deprec.	1,088,832	20	1,088,832	20
Closing Cost Amortization	189,551	3	189,551	3
Loan Fee Amortization	833,314	15	833,314	15
TOTAL DEPREC. & AMORT.	2,483,489	45	2,483,489	45
NET INC.(LOSS) BEF.TAXES	-483,655	-9	-483,655	-9
INCOME TAX EXPENSE				
FTB Tax Expense	1,600	0	1,600	0
TOTAL INCOME TAX EXPENSE	1,600	0	1,600	0
NET INCOME (LOSS)BK	-485,255	-9	-485,255	-9
NET INCOME (LOSS)	-485,255	-9	-485,255	-9
ADJUSTMENTS				
CASH FLOW	-485,255	-9	-485,255	-9

	<u>Period to Date</u>			<u>Year to Date</u>		
	Beg Cash	End Cash	Difference	Beg Cash	End Cash	Difference
1010-00-000 1010 - Checking	19,109	21,323	2,214	19,109	21,323	2,214
Total Cash	19,109	21,323	2,214	19,109	21,323	2,214

Cash Flow

For The Period Ending July 2020

Books = Cash, Accrual

	Quarter to Date	%	Year-to-Date	%
INCOME				
Rent Income	1,425,284	98	3,318,157	98
Parking Fees	1,300	0	3,400	0
Laundry income	22,489	2	51,379	2
TOTAL INCOME	1,449,072	100	3,372,936	100
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	173,709	12	449,779	13
Promo/Move-In Incentives	2,700	0	16,200	0
Other Renting Expenses	0	0	6,139	0
Credit Check Fees Rcvd	-850	0	-1,175	0
Credit Check Fees Paid	0	0	173	0
TOTAL RENTING EXPENSE	175,559	12	471,117	14
ADMINISTRATIVE EXPENSES				
Office Expense	178	0	752	0
Licenses, Fees & Permits	2,462	0	8,054	0
Security Patrol	9,735	1	9,735	0
TOTAL ADMINISTRATIVE EXP	12,375	1	18,541	1
MANAGEMENT EXPENSES				
Manager - Apartment Unit	9,823	1	20,721	1
Manager Salary	50,332	3	115,734	3
Manager Utility Expense	300	0	700	0
Offsite Mgt Fee PFI	28,845	2	57,481	2
Interior Lobby Plants	32	0	64	0
Security Costs	2,561	0	5,909	0
TOTAL MANAGEMENT EXPENSE	91,894	6	200,609	6
UTILITIES EXPENSE				
Gas & Electricity	18,718	1	51,635	2
Utilities Credits or rebates	-7,143	0	-7,143	0
Water	17,296	1	45,986	1
Garbage & Trash Removal	43,301	3	101,215	3
Telephone/Internet/Fax	2,876	0	6,612	0
TOTAL UTILITIES EXPENSE	75,047	5	198,305	6
REPAIRS & MAINTENANCE				
R&M Unit	26,790	2	60,614	2
R&M - Plumbing	1,110	0	3,515	0
R&M - Painting	483	0	483	0
R&M - Roofing	0	0	10,077	0
R&M - Miscellaneous	14,690	1	23,578	1
R&M - HVAC	0	0	2,815	0

Cash Flow

For The Period Ending July 2020

Books = Cash, Accrual

	Quarter to Date	%	Year-to-Date	%
R&M - Pest Control	0	0	3,078	0
Maintenance Supplies	413	0	6,051	0
R&M - Electrical Supplies	0	0	734	0
R&M - Landscaping Supplies	501	0	2,013	0
R&M - Cleaning Supplies	314	0	1,114	0
R&M - Plumbing Supplies	80	0	1,060	0
Small Tools & Equipment	22	0	480	0
Locks & Keys	0	0	1,499	0
R&M - Painting Supplies	0	0	690	0
R&M - Roofing Supplies	0	0	57	0
R&M - Door/Window Supplies	0	0	428	0
TOTAL REP. & MAINTENANCE	44,404	3	118,286	4
CONTRACT MAINTENANCE				
Contract - HVAC Maint.	0	0	3,845	0
Contract R&M	0	0	9,205	0
Contract - Janitorial Serv.	0	0	309	0
Contract - Pest Control	1,584	0	3,168	0
Contract - Landscaping	12,496	1	95,239	3
Contract - Pool Maint.	2,750	0	3,300	0
Contract - Roof Maint	0	0	8,612	0
TOTAL CONTRACT MAINT.	16,830	1	123,678	4
TAXES				
Real Estate Taxes	100,209	7	233,821	7
TOTAL TAX EXPENSE	100,209	7	233,821	7
INSURANCE EXPENSE				
Package Insurance	32,306	2	75,381	2
Earthquake Insurance	15,078	1	35,183	1
Umbrella Insurance	2,161	0	5,043	0
TOTAL INSURANCE EXPENSE	49,546	3	115,606	3
TOTAL OPERATING EXPENSES	565,863	39	1,479,963	44
OTHER INCOME				
Parking Fees	-50	0	-50	0
NSF Check Fees	-25	0	-225	0
Late Charges	-245	0	-3,095	0
TOTAL OTHER INCOME	-320	0	-3,370	0
NET OPERATING INCOME	883,529	61	1,896,343	56
DEBT SERVICE EXPENSE				
Mortgage Interest	497,012	34	1,163,335	34
Deed Of Trust Interest	223,578	15	1,127,489	33
TOTAL DEBT SERVICE EXP.	720,590	50	2,290,824	68

Cash Flow

For The Period Ending July 2020

Books = Cash, Accrual

	Quarter to Date		Year-to-Date	
		%		%
NET INC.BEFORE DEP.& TAX	162,940	11	-394,481	-12
DEPREC. & AMORT. EXPENSES				
Building Depreciation	92,948	6	216,879	6
Cap. Improvement Deprec.	49,137	3	114,652	3
Closing Cost Amortization	291	0	679	0
Loan Fee Amortization	19,841	1	46,295	1
TOTAL DEPREC. & AMORT.	162,216	11	378,504	11
NET INC.(LOSS) BEF.TAXES	724	0	-772,986	-23
INCOME TAX EXPENSE				
FTB Tax Expense	0	0	1,600	0
TOTAL INCOME TAX EXPENSE	0	0	1,600	0
NET INCOME (LOSS)BK	724	0	-774,586	-23
NET INCOME (LOSS)	724	0	-774,586	-23
ADJUSTMENTS				
CASH FLOW	724	0	-774,586	-23

	Quarter to Date			Year to Date		
	Beg Cash	End Cash	Difference	Beg Cash	End Cash	Difference
1010-00-000 1010 - Checking	816	156,634	155,818	21,323	156,634	135,311
Total Cash	816	156,634	155,818	21,323	156,634	135,311

Exhibit A-4: Statement of Changes in Shareholders'/Partners' Equity (*Deficit*) for Professional Investors Security Fund XVIII for period ending 8/29/2020

[Provide a statement of changes in shareholders'/partners equity (*deficit*) for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The Debtor's professionals are in the process of conducting a forensic review of the Debtor's and controlled entities' records necessary to determine changes in the shareholders'/partners' equity ownership for the controlled entities. The Debtor will submit an updated report to the Court once this information is available.

Exhibit B: Description of Operations for Professional Investors Security Fund XVIII

[Describe the nature and extent of the Debtor's interest in the Controlled Non-Debtor Entity.

Describe the business conducted and intended to be conducted by the Controlled Non-Debtor Entity, focusing on the entity's dominant business segments.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

The Controlled Non-Debtor Entity owns a residential apartment complex which is operated by PFI. The apartment units are leased as residences to tenants.



[REDACTED] Exhibit C: Description of Intercompany Claims

[List and describe the Controlled Non-Debtor Entity's claims against any other Controlled Non-Debtor Entity, together with the basis for such claims and whether each claim is contingent, unliquidated or disputed.]

Describe the source of this information.]

The source of this information is derived for the companies' Accounting System.

It appears as if the Professional Investors Security Fund, Inc. owes Professional Investors Security Fund XVIII approximately \$12,454,700.34 and Professional Financial Investors, Inc. owes approximately \$6,332,761.12 in intercompany receivables.

Exhibit D: Allocation of Tax Liabilities and Assets

[Describe how income, losses, tax payments, tax refunds, or other tax attributes relating to federal, state, or local taxes have been allocated between or among the Controlled Non-Debtor Entity and one or more other Controlled Non-Debtor Entities.

Include a copy of each tax sharing or tax allocation agreement to which the entity is a party with any other Controlled Non-Debtor Entity.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System and conversations with the remaining employees of the company.

Tax liabilities are not allocated among or between any other Controlled Non-Debtor Entity.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit E: Description of Controlled Non-Debtor Entity's payments of Administrative Expenses, or Professional Fees otherwise payable by a Debtor


[Describe any payment made, or obligations incurred (or claims purchased), by the Controlled Non-Debtor Entity in connection with any claims, administrative expenses, or professional fees that have been or could be asserted against any Debtor.

Describe the source of this information.]

Based on a review of the Non-Debtor Entity's Accounting System records and conversations with current employees, the Debtor is not aware of any payments made or obligations incurred by the Controlled Non-Debtor Entity that would otherwise be payable by Debtor.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

 Exhibit A: Financial Statements for Professional Investors 20, LLC

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit A-1: Balance Sheet for Professional Investors 20, LLC as of 9/1/2020

[Provide a balance sheet dated as of the end of the most recent 3-month period of the current fiscal year and as of the end of the preceding fiscal year.]

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
ASSETS	
CURRENT ASSETS	
CASH	
1010 - Checking	36,933.01
461 Bank Acct	0.00
501 Bank Acct	0.00
1015 -Reserve Account	0.00
1020 OLD Clearing	0.00
PFI First Community	0.00
Clearing	0.00
PISF Inc. Transfer	0.00
PFI Cash - Transfer	0.00
Money Market	0.00
Escrow Account	0.00
Fremont Checking Account	0.00
Interest Cash	0.00
Petty Cash	0.00
Cash Hammondale	0.00
Cash 461	0.00
Cash 501	0.00
TOTAL CASH	36,933.01
RECEIVABLES	
Property Receivables	0.00
Loan Receivables	0.00
Other Receivables	0.00
Officer - Due to/from	0.00
ACCOUNTS RECEIVABLES	
A/R Rent Due	8,591.33
A/R Other - Melissa B	0.00
A/R Other - People home equity	0.00
A/R Collections	0.00
A/R Security Deposits	0.00
TOTAL ACCOUNTS RECEIVABLES	8,591.33
RESERVES & PREPAIDS	
Reserve - Insurance	1,196.02
Reserve - Improvements	0.00
Prepaid Maint. Contract	0.00
Prepaid - Leasing Comm.	0.00
Prepaid - Leasing Comm.	0.00
Prepaid Mortgage Interest	0.00
Prepaid Taxes	0.00
TOTAL RESERVES & PREPAIDS	1,196.02
TOTAL CURRENT ASSETS	46,720.36

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
FIXED ASSETS	
Land - Hammondale	0.00
Land	0.00
Land - 501	0.00
Land - PI 20 LLC	760,000.00
Land - 200 Gate 5	0.00
Land - Duffy	0.00
Land - 49 Ignacio	0.00
Land - 350 Ignacio Suite 200	0.00
Land - PI 21 LLC	0.00
Land 30 Clay Court	0.00
Land - 690 DeLong	0.00
Building	3,877,000.00
Fixtures & Appliances	0.00
Improvements	0.00
Additional basis	0.00
Accum Depreciation	-1,020,277.71
Building - 501	0.00
Accum Depreciation Building - 501	0.00
Building - PI 20	0.00
A/D Building PI 20	0.00
Building - 200 Gate 5	0.00
Open	0.00
Accum Depreciation Gate 5	0.00
Buidling Duffy Place	0.00
Accum Depreciation Duffy Place	0.00
Building 49 Ignacio	0.00
Accum Depreciation 49 Ignacio	0.00
Building - Hammondale	0.00
Accum Depr Hammondale	0.00
350 Ignacio #200	0.00
A/D 350 Ignacio #200	0.00
350 Ignacio #101	0.00
A/D 350 Ignacio #101	0.00
Building - 30 Clay Ct.	0.00
A/D 30 Clay Ct.	0.00
Building 690 DeLong	0.00
A/D Building 690 DeLong	0.00
350 Ignacio #103	0.00
A/D 350 Ingacio #103	0.00
350 Ignacio #201	0.00
350 Ignacio # 203	0.00
A/D 350 Ignacio #203	0.00
350 Ignacio #100	0.00
A/D Ignacio #100	0.00
350 Ignacio #300	0.00
A/D 350 Ignacio #300	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Furniture and Fixtures	0.00
A/D Furn. & Fixt.	0.00
Furniture & Fixt Hamm	0.00
Furniture & Fixt Gate	0.00
A/D Furn./Fixt. Hamm	0.00
A/D Furn./Fixt. Gate	0.00
Computers	0.00
A/D Computers	0.00
A/V Equipment	0.00
Vehicles	0.00
A/D Vehicles	0.00
Tenant Imp. 350 Ignacio	0.00
A/D Tenant Imp.	0.00
Acum. Gain (Loss) Gate	0.00
Accum. Gain (Loss) Hamm	0.00
Accum. Gain (Loss) 501	0.00
Accum Gain Loss - 461	0.00
Accum Depreciation Fixed Assets	0.00
NET FIXED ASSETS	3,616,722.29
ACQUISITION ASSETS	
Closing Costs	5,820.00
A/A Closing Costs	0.00
Syndication Costs	0.00
Loan Fees	55,868.86
Accum Amort Loan Fees	-6,846.71
Personal Property	100,000.00
Accum Depreciation Personal Property	-100,000.00
Organization Costs	0.00
Accum Amort Organization Costs	0.00
NET ACQUISITION ASSETS	54,842.15
CAPITALIZED IMPROVEMENTS	
Improvements Prior 2000	0.00
2001 Bathroom Improvements	0.00
2001 Kitchen Improvements	0.00
2001 Floor Improvements	0.00
2001 Window Improvements	0.00
2001 Building Improvements	0.00
2001 Roof Improvements	0.00
2001 Other Improvements	0.00
2002 Bathroom Improvements	0.00
2002 Kitchen Improvements	0.00
2002 Floor Improvements	0.00
2002 Window Improvements	0.00
2002 Building Improvements	0.00
2002 Roof Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2002 Other Improvements	0.00
2002 Improvement Salaries	0.00
2003 Bathroom Improvements	0.00
2003 Kitchen Improvements	0.00
2003 Floor Improvements	0.00
2003 Window Improvements	0.00
461-2003 Windows Improvements	0.00
501-2003 Window Improvement	0.00
2003 Building Improvements	0.00
461-2003 Building Improvements	0.00
501-2003 Building Improvements	0.00
2003 Roof Improvements	0.00
2003 Other Improvements	0.00
461-2003 Other Improvements	0.00
501-2003 Other Improvements	0.00
2004 Bathroom Improvements	0.00
2004 Kitchen Improvements	0.00
2004 Floor Improvements	0.00
461-2004 Floor Improvements	0.00
501-2004 Floor Improvements	0.00
2004 Window Improvements	0.00
461-2004 Window Improvements	0.00
501-2004 Window Improvements	0.00
2004 Building Improvements	0.00
2004 Roof Improvements	0.00
2004 Other Improvements	0.00
461-2004 Other Improvements	0.00
501-2004 Other Improvements	0.00
2005 Bathroom Improvements	0.00
2005 Kitchen Improvements	0.00
461-2005 Kitchen Improvements	0.00
501-2005 Kitchen Improvements	0.00
2005 Floor Improvements	0.00
461-2005 Floor Improvements	0.00
501-2005 Floor Improvements	0.00
2005 Window Improvements	0.00
2005 Building Improvements	0.00
2005 Roof Improvements	0.00
2005 Other Improvements	0.00
461-2005 Other Improvements	0.00
501-2005 Other Improvements	0.00
2005 Improvement Salaries	0.00
2006 Bathroom Improvements	0.00
2006 Kitchen Improvements	0.00
461-2006 Kitchen Improvements	0.00
501-2006 Kitchen Improvements	0.00
2006 Floor Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
461-2006 Floor Improvements	0.00
501-2006 Floor Improvements	0.00
2006 Window Improvements	0.00
2006 Building Improvements	0.00
461-2006 Building Improvements	0.00
501-2006 Building Improvements	0.00
2006 Roof Improvements	0.00
2006 Other Improvements	0.00
2007 Bathroom Improvements	0.00
461-2007 Bathroom Improvements	0.00
501-2007 Bathroom Improvements	0.00
2007 Kitchen Improvements	0.00
2007 Floor Improvements	0.00
461-2007 Floor Improvements	0.00
501-2007 Floor Improvements	0.00
2007 Window Improvements	0.00
2007 Building Improvements	0.00
461-2007 Building Improvements	0.00
501-2007 Building Improvements	0.00
2007 Roof Improvements	0.00
2007 Other Improvements	0.00
461-2007 Other Improvements	0.00
501-2007 Other Improvements	0.00
2008 Bathroom Improvements	0.00
461-2008 Bathrooms Improvements	0.00
501-2008 Bathroom Improvements	0.00
2008 Kitchen Improvements	0.00
461-2008 Kitchen Improvements	0.00
501-2008 Kitchen Improvements	0.00
2008 Floor Improvements	0.00
461-2008 Floor Improvements	0.00
501-2008 Floor Improvements	0.00
2008 Window Improvements	0.00
2008 Building Improvements	0.00
2008 Roof Improvements	0.00
2008 Other Improvements	0.00
461-2008 Other Improvements	0.00
501-2008 Other Improvements	0.00
2009 Bathroom Improvements	0.00
2009 Kitchen Improvements	0.00
2009 Floor Improvements	0.00
2009 Window Improvements	0.00
2009 Building Improvements	0.00
2009 Roof Improvements	0.00
2009 Other Improvements	0.00
461-2009 Other Improvements	0.00
501-2009 Other Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2010 Other Improvements	0.00
2011 Other Improvements	0.00
2012 Other Improvements	0.00
2013 Other Improvements	5,210.65
2013-Roof Improvement	0.00
2014 Other Improvements	28,255.68
2014 T/O Misc. Expense	2,927.46
2014 T/O Materials	5,176.27
2014 T/O Outside Vendor	13,204.73
2014 - Roof	63,000.00
2015 Other Improvements	1,887.20
T/O Misc. Exp.	2,110.09
2015 T/O Materiales	5,676.17
T/O Outside Vendor	17,745.58
2016 Other Improvements	1,663.59
2016 T/O Misc. Exp.	6,108.10
2016 T/O Materials	11,442.79
2016 T/O outside vendors	51,021.28
2016 Hills Assessments	10,025.01
2017 Other Improvements	9,827.19
2017 T/O Misc. Exp.	0.00
2017 T/O Materials	1,978.39
2017 T/O Outside Vendor	12,942.98
2017 Hills Assessments	11,338.28
2018 Other Improvements	74,647.94
2018 T/O Misc. Exp.	4,567.86
2018 T/O Materials	12,841.27
2018 T/O Outside Vendor	15,605.00
2018 Hills Assessments	44,901.62
2019 Other Improvements	164,192.70
2019 T/O Misc. Exp.	2,817.76
2019 T/O Materials	26,491.68
2019 T/O Outside Vendor	50,102.00
2019 Hills Assessments	30,814.20
2020 Other Improvements	0.00
2020 T/O Misc. Exp.	0.00
2020 T/O Materials	0.00
2020 T/O Outside Vendor	0.00
2020 Hills Assessments	0.00
TOTAL CAPITAL IMPROVEMENTS	688,523.47
Accum Deprec - Capital Improvements	547,898.50
NET CAPITALIZED IMPROVEMENTS	140,624.97
 OTHER ASSETS	
Security Deposits	0.00
Investment - LLC 21	0.00
Investment - LLC 24	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Investment - LLC 27	0.00
Investment - LLC 28	0.00
Investment - LLC 29	0.00
Investment - LLC 25	0.00
Investment - LLC 26	0.00
Investment - LLC 31	0.00
Investment - LLC 34	0.00
Investment - LLC 35	0.00
Investment - LLC 36	0.00
Investment LLC 37	0.00
Investment LLC 38	3,565,000.00
Investment - LLC 39	0.00
Investment - LLC 40	0.00
Investment - LLC 41	0.00
Investment - LLC 42	0.00
Investment - LLC 43	0.00
investment - LLC 45	0.00
<i>Investment in 48</i>	<i>0.00</i>
BofA Teller Rental	0.00
Investment - 16914	0.00
Investment - Rafael Gardens	0.00
Investment - 1129 3rd Street	0.00
LP Units	0.00
Investment - US Performing Arts	0.00
Investment - Marin CoWork	0.00
Limited Liability Companies	0.00
TOTAL OTHER ASSETS	3,565,000.00
 LONG TERM RECEIVABLES	
PISF I	0.00
Duffy Due to/from	0.00
PISF III	0.00
PISF IV	0.00
PISF VI	0.00
PISF VII	0.00
PISF IX	0.00
PISF XI	0.00
PISF XII	0.00
PISF XIII	0.00
PISF XIV	0.00
PISF XV	0.00
PISF XVI	0.00
PISF XVII	0.00
PISF XVIII	0.00
461 Due To/From	0.00
501 Due/To From	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Hammondale Due To/From	0.00
21 Due/to From	0.00
In process Lease litigation	0.00
LLC 20	0.00
LLC 21	0.00
LLC 22	0.00
LLC 23	0.00
LLC 24	0.00
LLC 25	0.00
LLC 26	0.00
LLC 27	0.00
LLC 28	0.00
LLC 29	0.00
LLC 30	0.00
LLC 30	0.00
LLC 31	0.00
LLC 32	0.00
LLC 33	0.00
LLC 34	0.00
LLC 35	0.00
LLC 36	0.00
LLC 37	0.00
LLC 38	0.00
LLC 39	0.00
LLC 40	0.00
LLC 41	0.00
LLC 42	0.00
LLC 43	0.00
LLC 44	0.00
LLC 45	0.00
LLC 46	0.00
LLC 47	0.00
LLC 48	0.00
Due to/from LLC 49	0.00
PI LLC 50	0.00
PI 51 LLC	0.00
Due to/from Gate 5	0.00
PV 1 Due to/from	0.00
885 Due to/from	0.00
107 Due to/from	0.00
481 Due to/from	0.00
515 Due to/from	0.00
300 Due to/From PISF	0.00
Paul Drive Due to/from	0.00
353 BMK due to/from	0.00
49 Ignacio due to/from	0.00
Due To/From GP	-75,000.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Due To/From 16914	0.00
Due To/From PISF, Inc.	0.00
Due To/From PIM	0.00
Note Receivable	0.00
7200 Redwood Due to/From	0.00
355 Due to / from	0.00
Due to/from 350 Ignacio Assoc.	0.00
1222 Due to/from	0.00
419 Prospect due to/from	0.00
TOTAL LONG TERM RECEIVABLES	-75,000.00
TOTAL ASSETS	7,348,909.77
LIABILITIES & EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	10,367.52
Deferred Revenue	0.00
Unearned Rent	332.52
FTB Taxes Payable	0.00
PPP Loan	0.00
Property Tax Payable	0.00
Insurance Payable	0.00
Accrued Expenses	0.00
TOTAL CURRENT LIABILITIES	10,700.04
LONG TERM LIABILITIES	
Notes Payable	0.00
Notes Payable LLC 48	0.00
Deed of Trust Payable	0.00
Accrued Interest	0.00
Security Deposits Liability	31,695.00
Security Deposit Clearing	0.00
Pet Deposit Payable	750.00
Unearned Income	0.00
Mortgage Payable	4,013,900.00
1st Mortgage 461	0.00
2nd Mortgage 461	0.00
1st Mortgage 501	0.00
1st Deed 350, Suite 201	0.00
2nd Deed 350, Suite 201	0.00
1st Deed 350, Suite 200	0.00
First Mortgage 350 Suite 203	0.00
1st Deed 350 Suites 101, 103	0.00
Other Liabilities	0.00
Accum K-1 Losses	233,411.00
1st Mortgage Gate 5	0.00
2nd Deed Gate 5	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
1st Mortgage Duffy Place	0.00
2nd Deed Duffy Place	0.00
1st Mortgage 49 Ignacio	0.00
2nd Deed 49 Ignacio	0.00
TOTAL LONG TERM LIABILITIES	4,279,756.00
TOTAL LIABILITIES	4,290,456.04
 EQUITY	
Common Stock	0.00
Capital Contributions	5,100,000.00
Capital Receivable	0.00
Less: Repurchased Units	0.00
TIC Ownership	0.00
L.P. Distributions	0.00
G.P. Distributions	0.00
Premium on Repurch Units	0.00
Previous Period Adjmts	0.00
Member Distribution	-2,106,332.52
Dist. 38 to 20	0.00
Dist. 38 to 21	0.00
Dist. 37 to 22	0.00
Inter Co. PFI - PV1	0.00
Inter Co PFI - Gate 5	0.00
Inter Co PFI - Duffy	0.00
Inter Co PFI - Hamm	0.00
Inter Co PFI - 107	0.00
Inter Co PFI - 461	0.00
Inter Co PFI - 501	0.00
Inter Co PFI - 49	0.00
Inter Co PFI - 885	0.00
Inter Co. PFI - 515	0.00
Inter-Co PFI - 355	0.00
InterCo PFI - 7200	0.00
InterCo PFI-117	0.00
InterCo PFI - 7 Merry	0.00
InterCo PFI - 16914	0.00
InterCo PFI - Paul	0.00
InterCo PFI - 353	0.00
InterCo PFI - 1506	0.00
InterCo PFI - 1222	0.00
InterCo PFI - 419	0.00
Inter Co PFI - 19 Merrydale	0.00
Inter Co PFI - 1129	0.00
Inter Co PFI - 1315	0.00
Inter-Co. PFI - 1732	0.00
Inter-Co PFI-390	0.00
Inter Co PFI-santaland	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Retained Earnings	315,068.40
Retained Earnings - Owned Properties	0.00
K1-Losses	0.00
Net Income (Loss) Current	-250,282.15
Appliance Depreciation	0.00
TOTAL EQUITY	3,058,453.73
TOTAL LIABILITIES & EQUITY	7,348,909.77
Total of All	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

Current Balance**ASSETS****CURRENT ASSETS****CASH**

1010 - Checking	26,629.14
461 Bank Acct	0.00
501 Bank Acct	0.00
1015 -Reserve Account	0.00
1020 OLD Clearing	0.00
PFI First Community	0.00
Clearing	0.00
PISF Inc. Transfer	0.00
PFI Cash - Transfer	0.00
Money Market	0.00
Escrow Account	0.00
Fremont Checking Account	0.00
Interest Cash	0.00
Petty Cash	0.00
Cash Hammondale	0.00
Cash 461	0.00
Cash 501	0.00
TOTAL CASH	26,629.14

RECEIVABLES

Property Receivables	0.00
Loan Receivables	0.00
Other Receivables	0.00
Officer - Due to/from	0.00

ACCOUNTS RECEIVABLES

A/R Rent Due	16,485.29
A/R Other - Melissa B	0.00
A/R Other - People home equity	0.00
A/R Collections	0.00
A/R Security Deposits	0.00
TOTAL ACCOUNTS RECEIVABLES	16,485.29

RESERVES & PREPAIDS

Reserve - Insurance	2,704.32
Reserve - Improvements	0.00
Prepaid Maint. Contract	0.00
Prepaid - Leasing Comm.	0.00
Prepaid - Leasing Comm.	0.00
Prepaid Mortgage Interest	0.00
Prepaid Taxes	0.00
TOTAL RESERVES & PREPAIDS	2,704.32
TOTAL CURRENT ASSETS	45,818.75

Balance Sheet

Period = Jul 2020

Book = Accrual

Current Balance**FIXED ASSETS**

Land - Hammondale	0.00
Land	0.00
Land - 501	0.00
Land - PI 20 LLC	760,000.00
Land - 200 Gate 5	0.00
Land - Duffy	0.00
Land - 49 Ignacio	0.00
Land - 350 Ignacio Suite 200	0.00
Land - PI 21 LLC	0.00
Land 30 Clay Court	0.00
Land - 690 DeLong	0.00
Building	3,877,000.00
Fixtures & Appliances	0.00
Improvements	0.00
Additional basis	0.00
Accum Depreciation	-1,200,030.78
Building - 501	0.00
Accum Depreciation Building - 501	0.00
Building - PI 20	0.00
A/D Building PI 20	0.00
Building - 200 Gate 5	0.00
Open	0.00
Accum Depreciation Gate 5	0.00
Buidling Duffy Place	0.00
Accum Depreciation Duffy Place	0.00
Building 49 Ignacio	0.00
Accum Depreciation 49 Ignacio	0.00
Building - Hammondale	0.00
Accum Depr Hammondale	0.00
350 Ignacio #200	0.00
A/D 350 Ignacio #200	0.00
350 Ignacio #101	0.00
A/D 350 Ignacio #101	0.00
Building - 30 Clay Ct.	0.00
A/D 30 Clay Ct.	0.00
Building 690 DeLong	0.00
A/D Building 690 DeLong	0.00
350 Ignacio #103	0.00
A/D 350 Ingacio #103	0.00
350 Ignacio #201	0.00
350 Ignacio # 203	0.00
A/D 350 Ignacio #203	0.00
350 Ignacio #100	0.00
A/D Ignacio #100	0.00
350 Ignacio #300	0.00
A/D 350 Ignacio #300	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Furniture and Fixtures	0.00
A/D Furn. & Fixt.	0.00
Furniture & Fixt Hamm	0.00
Furniture & Fixt Gate	0.00
A/D Furn./Fixt. Hamm	0.00
A/D Furn./Fixt. Gate	0.00
Computers	0.00
A/D Computers	0.00
A/V Equipment	0.00
Vehicles	0.00
A/D Vehicles	0.00
Tenant Imp. 350 Ignacio	0.00
A/D Tenant Imp.	0.00
Acum. Gain (Loss) Gate	0.00
Accum. Gain (Loss) Hamm	0.00
Accum. Gain (Loss) 501	0.00
Accum Gain Loss - 461	0.00
Accum Depreciation Fixed Assets	0.00
NET FIXED ASSETS	3,436,969.22
ACQUISITION ASSETS	
Closing Costs	5,820.00
A/A Closing Costs	0.00
Syndication Costs	0.00
Loan Fees	55,868.86
Accum Amort Loan Fees	-10,105.70
Personal Property	100,000.00
Accum Depreciation Personal Property	-100,000.00
Organization Costs	0.00
Accum Amort Organization Costs	0.00
NET ACQUISITION ASSETS	51,583.16
CAPITALIZED IMPROVEMENTS	
Improvements Prior 2000	0.00
2001 Bathroom Improvements	0.00
2001 Kitchen Improvements	0.00
2001 Floor Improvements	0.00
2001 Window Improvements	0.00
2001 Building Improvements	0.00
2001 Roof Improvements	0.00
2001 Other Improvements	0.00
2002 Bathroom Improvements	0.00
2002 Kitchen Improvements	0.00
2002 Floor Improvements	0.00
2002 Window Improvements	0.00
2002 Building Improvements	0.00
2002 Roof Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2002 Other Improvements	0.00
2002 Improvement Salaries	0.00
2003 Bathroom Improvements	0.00
2003 Kitchen Improvements	0.00
2003 Floor Improvements	0.00
2003 Window Improvements	0.00
461-2003 Windows Improvements	0.00
501-2003 Window Improvement	0.00
2003 Building Improvements	0.00
461-2003 Building Improvements	0.00
501-2003 Building Improvements	0.00
2003 Roof Improvements	0.00
2003 Other Improvements	0.00
461-2003 Other Improvements	0.00
501-2003 Other Improvements	0.00
2004 Bathroom Improvements	0.00
2004 Kitchen Improvements	0.00
2004 Floor Improvements	0.00
461-2004 Floor Improvements	0.00
501-2004 Floor Improvements	0.00
2004 Window Improvements	0.00
461-2004 Window Improvements	0.00
501-2004 Window Improvements	0.00
2004 Building Improvements	0.00
2004 Roof Improvements	0.00
2004 Other Improvements	0.00
461-2004 Other Improvements	0.00
501-2004 Other Improvements	0.00
2005 Bathroom Improvements	0.00
2005 Kitchen Improvements	0.00
461-2005 Kitchen Improvements	0.00
501-2005 Kitchen Improvements	0.00
2005 Floor Improvements	0.00
461-2005 Floor Improvements	0.00
501-2005 Floor Improvements	0.00
2005 Window Improvements	0.00
2005 Building Improvements	0.00
2005 Roof Improvements	0.00
2005 Other Improvements	0.00
461-2005 Other Improvements	0.00
501-2005 Other Improvements	0.00
2005 Improvement Salaries	0.00
2006 Bathroom Improvements	0.00
2006 Kitchen Improvements	0.00
461-2006 Kitchen Improvements	0.00
501-2006 Kitchen Improvements	0.00
2006 Floor Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
461-2006 Floor Improvements	0.00
501-2006 Floor Improvements	0.00
2006 Window Improvements	0.00
2006 Building Improvements	0.00
461-2006 Building Improvements	0.00
501-2006 Building Improvements	0.00
2006 Roof Improvements	0.00
2006 Other Improvements	0.00
2007 Bathroom Improvements	0.00
461-2007 Bathroom Improvements	0.00
501-2007 Bathroom Improvements	0.00
2007 Kitchen Improvements	0.00
2007 Floor Improvements	0.00
461-2007 Floor Improvements	0.00
501-2007 Floor Improvements	0.00
2007 Window Improvements	0.00
2007 Building Improvements	0.00
461-2007 Building Improvements	0.00
501-2007 Building Improvements	0.00
2007 Roof Improvements	0.00
2007 Other Improvements	0.00
461-2007 Other Improvements	0.00
501-2007 Other Improvements	0.00
2008 Bathroom Improvements	0.00
461-2008 Bathrooms Improvements	0.00
501-2008 Bathroom Improvements	0.00
2008 Kitchen Improvements	0.00
461-2008 Kitchen Improvements	0.00
501-2008 Kitchen Improvements	0.00
2008 Floor Improvements	0.00
461-2008 Floor Improvements	0.00
501-2008 Floor Improvements	0.00
2008 Window Improvements	0.00
2008 Building Improvements	0.00
2008 Roof Improvements	0.00
2008 Other Improvements	0.00
461-2008 Other Improvements	0.00
501-2008 Other Improvements	0.00
2009 Bathroom Improvements	0.00
2009 Kitchen Improvements	0.00
2009 Floor Improvements	0.00
2009 Window Improvements	0.00
2009 Building Improvements	0.00
2009 Roof Improvements	0.00
2009 Other Improvements	0.00
461-2009 Other Improvements	0.00
501-2009 Other Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2010 Other Improvements	0.00
2011 Other Improvements	0.00
2012 Other Improvements	0.00
2013 Other Improvements	5,210.65
2013-Roof Improvement	0.00
2014 Other Improvements	28,255.68
2014 T/O Misc. Expense	2,927.46
2014 T/O Materials	5,176.27
2014 T/O Outside Vendor	13,204.73
2014 - Roof	63,000.00
2015 Other Improvements	1,887.20
T/O Misc. Exp.	2,110.09
2015 T/O Materiales	5,676.17
T/O Outside Vendor	17,745.58
2016 Other Improvements	1,663.59
2016 T/O Misc. Exp.	6,108.10
2016 T/O Materials	11,442.79
2016 T/O outside vendors	51,021.28
2016 Hills Assessments	10,025.01
2017 Other Improvements	9,827.19
2017 T/O Misc. Exp.	0.00
2017 T/O Materials	1,978.39
2017 T/O Outside Vendor	12,942.98
2017 Hills Assessments	11,338.28
2018 Other Improvements	74,647.94
2018 T/O Misc. Exp.	4,567.86
2018 T/O Materials	12,841.27
2018 T/O Outside Vendor	15,605.00
2018 Hills Assessments	44,901.62
2019 Other Improvements	164,192.70
2019 T/O Misc. Exp.	2,817.76
2019 T/O Materials	26,486.33
2019 T/O Outside Vendor	50,102.00
2019 Hills Assessments	30,814.20
2020 Other Improvements	94,054.47
2020 T/O Misc. Exp.	5,753.78
2020 T/O Materials	50,323.46
2020 T/O Outside Vendor	129,695.00
2020 Hills Assessments	11,790.48
TOTAL CAPITAL IMPROVEMENTS	980,135.31
Accum Deprec - Capital Improvements	576,707.42
NET CAPITALIZED IMPROVEMENTS	403,427.89
 OTHER ASSETS	
Security Deposits	0.00
Investment - LLC 21	0.00
Investment - LLC 24	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Investment - LLC 27	0.00
Investment - LLC 28	0.00
Investment - LLC 29	0.00
Investment - LLC 25	0.00
Investment - LLC 26	0.00
Investment - LLC 31	0.00
Investment - LLC 34	0.00
Investment - LLC 35	0.00
Investment - LLC 36	0.00
Investment LLC 37	0.00
Investment LLC 38	3,565,000.00
Investment - LLC 39	0.00
Investment - LLC 40	0.00
Investment - LLC 41	0.00
Investment - LLC 42	0.00
Investment - LLC 43	0.00
investment - LLC 45	0.00
<i>Investment in 48</i>	<i>0.00</i>
BofA Teller Rental	0.00
Investment - 16914	0.00
Investment - Rafael Gardens	0.00
Investment - 1129 3rd Street	0.00
LP Units	0.00
Investment - US Performing Arts	0.00
Investment - Marin CoWork	0.00
Limited Liability Companies	0.00
TOTAL OTHER ASSETS	3,565,000.00
 LONG TERM RECEIVABLES	
PISF I	0.00
Duffy Due to/from	0.00
PISF III	0.00
PISF IV	0.00
PISF VI	0.00
PISF VII	0.00
PISF IX	0.00
PISF XI	0.00
PISF XII	0.00
PISF XIII	0.00
PISF XIV	0.00
PISF XV	0.00
PISF XVI	0.00
PISF XVII	0.00
PISF XVIII	0.00
461 Due To/From	0.00
501 Due/To From	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Hammondale Due To/From	0.00
21 Due/to From	0.00
In process Lease litigation	0.00
LLC 20	0.00
LLC 21	0.00
LLC 22	0.00
LLC 23	0.00
LLC 24	0.00
LLC 25	0.00
LLC 26	0.00
LLC 27	0.00
LLC 28	0.00
LLC 29	0.00
LLC 30	0.00
LLC 30	0.00
LLC 31	0.00
LLC 32	0.00
LLC 33	0.00
LLC 34	0.00
LLC 35	0.00
LLC 36	0.00
LLC 37	0.00
LLC 38	0.00
LLC 39	0.00
LLC 40	0.00
LLC 41	0.00
LLC 42	0.00
LLC 43	0.00
LLC 44	0.00
LLC 45	0.00
LLC 46	0.00
LLC 47	0.00
LLC 48	0.00
Due to/from LLC 49	0.00
PI LLC 50	0.00
PI 51 LLC	0.00
Due to/from Gate 5	0.00
PV 1 Due to/from	0.00
885 Due to/from	0.00
107 Due to/from	0.00
481 Due to/from	0.00
515 Due to/from	0.00
300 Due to/From PISF	0.00
Paul Drive Due to/from	0.00
353 BMK due to/from	0.00
49 Ignacio due to/from	0.00
Due To/From GP	-449,000.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Due To/From 16914	0.00
Due To/From PISF, Inc.	0.00
Due To/From PIM	0.00
Note Receivable	0.00
7200 Redwood Due to/From	0.00
355 Due to / from	0.00
Due to/from 350 Ignacio Assoc.	0.00
1222 Due to/from	0.00
419 Prospect due to/from	0.00
TOTAL LONG TERM RECEIVABLES	-449,000.00
TOTAL ASSETS	7,053,799.02
LIABILITIES & EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	64.92
Deferred Revenue	0.00
Unearned Rent	3,009.85
FTB Taxes Payable	0.00
PPP Loan	0.00
Property Tax Payable	6,367.65
Insurance Payable	0.00
Accrued Expenses	0.00
TOTAL CURRENT LIABILITIES	9,442.42
LONG TERM LIABILITIES	
Notes Payable	0.00
Notes Payable LLC 48	0.00
Deed of Trust Payable	0.00
Accrued Interest	0.00
Security Deposits Liability	39,075.00
Security Deposit Clearing	0.00
Pet Deposit Payable	0.00
Unearned Income	0.00
Mortgage Payable	3,991,631.06
1st Mortgage 461	0.00
2nd Mortgage 461	0.00
1st Mortgage 501	0.00
1st Deed 350, Suite 201	0.00
2nd Deed 350, Suite 201	0.00
1st Deed 350, Suite 200	0.00
First Mortgage 350 Suite 203	0.00
1st Deed 350 Suites 101, 103	0.00
Other Liabilities	0.00
Accum K-1 Losses	233,411.00
1st Mortgage Gate 5	0.00
2nd Deed Gate 5	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
1st Mortgage Duffy Place	0.00
2nd Deed Duffy Place	0.00
1st Mortgage 49 Ignacio	0.00
2nd Deed 49 Ignacio	0.00
TOTAL LONG TERM LIABILITIES	4,264,117.06
TOTAL LIABILITIES	4,273,559.48
 EQUITY	
Common Stock	0.00
Capital Contributions	5,100,000.00
Capital Receivable	0.00
Less: Repurchased Units	0.00
TIC Ownership	0.00
L.P. Distributions	0.00
G.P. Distributions	0.00
Premium on Repurch Units	0.00
Previous Period Adjmts	0.00
Member Distribution	-2,335,832.52
Dist. 38 to 20	0.00
Dist. 38 to 21	0.00
Dist. 37 to 22	0.00
Inter Co. PFI - PV1	0.00
Inter Co PFI - Gate 5	0.00
Inter Co PFI - Duffy	0.00
Inter Co PFI - Hamm	0.00
Inter Co PFI - 107	0.00
Inter Co PFI - 461	0.00
Inter Co PFI - 501	0.00
Inter Co PFI - 49	0.00
Inter Co PFI - 885	0.00
Inter Co. PFI - 515	0.00
Inter-Co PFI - 355	0.00
InterCo PFI - 7200	0.00
InterCo PFI-117	0.00
InterCo PFI - 7 Merry	0.00
InterCo PFI - 16914	0.00
InterCo PFI - Paul	0.00
InterCo PFI - 353	0.00
InterCo PFI - 1506	0.00
InterCo PFI - 1222	0.00
InterCo PFI - 419	0.00
Inter Co PFI - 19 Merrydale	0.00
Inter Co PFI - 1129	0.00
Inter Co PFI - 1315	0.00
Inter-Co. PFI - 1732	0.00
Inter-Co PFI-390	0.00
Inter Co PFI-santaland	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Retained Earnings	64,786.25
Retained Earnings - Owned Properties	0.00
K1-Losses	0.00
Net Income (Loss) Current	-48,714.19
Appliance Depreciation	0.00
TOTAL EQUITY	2,780,239.54
TOTAL LIABILITIES & EQUITY	7,053,799.02
Total of All	0.00

Exhibit A-2: Statement of Income (*Loss*) for Professional Investors 20, LLC for period ending 9/1/2020

[Provide a statement of income (*loss*) for the following periods:

(i) For the initial report:

- a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and
- b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.



Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	608,925.00	73.96	608,925.00	73.96
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	50.00	0.01	50.00	0.01
Laundry income	462.18	0.06	462.18	0.06
Commercial Recovery Income	0.00	0.00	0.00	0.00
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	213,900.00	25.98	213,900.00	25.98
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	823,337.18	100.00	823,337.18	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	29,104.16	3.53	29,104.16	3.53
Promo/Move-In Incentives	2,795.00	0.34	2,795.00	0.34
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	0.00	0.00	0.00	0.00
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	2,000.00	0.24	2,000.00	0.24

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	-100.00	-0.01	-100.00	-0.01
Credit Check Fees Paid	144.50	0.02	144.50	0.02
TOTAL RENTING EXPENSE	33,943.66	4.12	33,943.66	4.12
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	0.00	0.00	0.00	0.00
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	236.00	0.03	236.00	0.03
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	-177.26	-0.02	-177.26	-0.02
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	866.00	0.11	866.00	0.11
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	44,638.20	5.42	44,638.20	5.42
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	45,562.94	5.53	45,562.94	5.53
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	24,340.00	2.96	24,340.00	2.96
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	24,340.00	2.96	24,340.00	2.96
UTILITIES EXPENSE				
Gas & Electricity	9,577.36	1.16	9,577.36	1.16
Utilities Credits or rebates	-619.80	-0.08	-619.80	-0.08
Sewer	0.00	0.00	0.00	0.00
Water	10,064.06	1.22	10,064.06	1.22
Garbage & Trash Removal	1,518.00	0.18	1,518.00	0.18
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	1,584.58	0.19	1,584.58	0.19
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	22,124.20	2.69	22,124.20	2.69
REPAIRS & MAINTENANCE				
R&M Unit	4,591.36	0.56	4,591.36	0.56
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	0.00	0.00	0.00	0.00
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	0.00	0.00	0.00	0.00
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	5,150.00	0.63	5,150.00	0.63
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	782.29	0.10	782.29	0.10
R&M - Electrical Supplies	80.92	0.01	80.92	0.01
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	0.00	0.00	0.00	0.00
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	224.08	0.03	224.08	0.03
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	10,828.65	1.32	10,828.65	1.32

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	2,009.16	0.24	2,009.16	0.24
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	1,633.00	0.20	1,633.00	0.20
Contract R&M	33,540.00	4.07	33,540.00	4.07
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	0.00	0.00	0.00	0.00
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	978.13	0.12	978.13	0.12
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	38,160.29	4.63	38,160.29	4.63
TAXES				
Real Estate Taxes	75,774.70	9.20	75,774.70	9.20
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	75,774.70	9.20	75,774.70	9.20
INSURANCE EXPENSE				
Package Insurance	11,979.77	1.46	11,979.77	1.46
Earthquake Insurance	6,074.82	0.74	6,074.82	0.74
Umbrella Insurance	834.00	0.10	834.00	0.10
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	18,888.59	2.29	18,888.59	2.29
TOTAL OPERATING EXPENSES	269,623.03	32.75	269,623.03	32.75
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	-525.00	-0.06	-525.00	-0.06
Parking Fees	0.00	0.00	0.00	0.00
Laundry	-10,216.53	-1.24	-10,216.53	-1.24
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	-2,400.00	-0.29	-2,400.00	-0.29
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	-7,410.86	-0.90	-7,410.86	-0.90
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-20,552.39	-2.50	-20,552.39	-2.50
NET OPERATING INCOME	574,266.54	69.75	574,266.54	69.75
DEBT SERVICE EXPENSE				
Mortgage Interest	168,890.42	20.51	168,890.42	20.51
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	168,890.42	20.51	168,890.42	20.51
NET INC.BEFORE DEP.& TAX	405,376.12	49.24	405,376.12	49.24
DEPREC. & AMORT. EXPENSES				
Building Depreciation	147,525.48	17.92	147,525.48	17.92
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	0.00	0.00	0.00	0.00
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	268,590.52	32.62	268,590.52	32.62
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	1,396.71	0.17	1,396.71	0.17

Income Statement

Period = Jan 2019-Dec 2019

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	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	417,512.71	50.71	417,512.71	50.71
NET INC.(LOSS) BEF.TAXES	-12,136.59	-1.47	-12,136.59	-1.47
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	4,734.56	0.57	4,734.56	0.57
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	4,734.56	0.57	4,734.56	0.57
NET INCOME (LOSS)BK	-16,871.15	-2.05	-16,871.15	-2.05
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	233,411.00	28.35	233,411.00	28.35
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	368,820.00	77.20	368,820.00	77.20
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	1,863.69	0.39	1,863.69	0.39
Commercial Recovery Income	0.00	0.00	0.00	0.00
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	97.60	0.02	97.60	0.02
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	106,950.00	22.39	106,950.00	22.39
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	477,731.29	100.00	477,731.29	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	71,641.00	15.00	71,641.00	15.00
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	0.00	0.00	0.00	0.00
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	430.17	0.09	430.17	0.09

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	-250.00	-0.05	-250.00	-0.05
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	71,821.17	15.03	71,821.17	15.03
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	0.00	0.00	0.00	0.00
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	118.00	0.02	118.00	0.02
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	5,628.96	1.18	5,628.96	1.18
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	26,038.95	5.45	26,038.95	5.45
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	31,785.91	6.65	31,785.91	6.65
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	14,752.80	3.09	14,752.80	3.09
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	14,752.80	3.09	14,752.80	3.09
UTILITIES EXPENSE				
Gas & Electricity	6,408.25	1.34	6,408.25	1.34
Utilities Credits or rebates	-686.52	-0.14	-686.52	-0.14
Sewer	0.00	0.00	0.00	0.00
Water	4,351.99	0.91	4,351.99	0.91
Garbage & Trash Removal	5,051.50	1.06	5,051.50	1.06
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	923.42	0.19	923.42	0.19
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	16,048.64	3.36	16,048.64	3.36
REPAIRS & MAINTENANCE				
R&M Unit	8,894.51	1.86	8,894.51	1.86
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	223.03	0.05	223.03	0.05
R&M - Windows	149.33	0.03	149.33	0.03
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	0.00	0.00	0.00	0.00
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	300.00	0.06	300.00	0.06
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	1,010.93	0.21	1,010.93	0.21
R&M - Electrical Supplies	0.00	0.00	0.00	0.00
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	198.56	0.04	198.56	0.04
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	0.00	0.00	0.00	0.00
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	224.05	0.05	224.05	0.05

Income Statement

Period = Jan 2020-Jul 2020

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	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	0.00	0.00	0.00	0.00
R&M - Painting Supplies	941.56	0.20	941.56	0.20
R&M - Roofing Supplies	2,155.49	0.45	2,155.49	0.45
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	14,097.46	2.95	14,097.46	2.95

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	277.50	0.06	277.50	0.06
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	0.00	0.00	0.00	0.00
Contract R&M	9,922.15	2.08	9,922.15	2.08
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	0.00	0.00	0.00	0.00
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	-978.14	-0.20	-978.14	-0.20
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	9,221.51	1.93	9,221.51	1.93
TAXES				
Real Estate Taxes	44,573.55	9.33	44,573.55	9.33
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	44,573.55	9.33	44,573.55	9.33
INSURANCE EXPENSE				
Package Insurance	9,842.37	2.06	9,842.37	2.06
Earthquake Insurance	3,743.81	0.78	3,743.81	0.78
Umbrella Insurance	656.60	0.14	656.60	0.14
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	14,242.78	2.98	14,242.78	2.98
TOTAL OPERATING EXPENSES	216,543.82	45.33	216,543.82	45.33
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	-375.00	-0.08	-375.00	-0.08
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	-0.67	0.00	-0.67	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-375.67	-0.08	-375.67	-0.08
NET OPERATING INCOME	261,563.14	54.75	261,563.14	54.75
DEBT SERVICE EXPENSE				
Mortgage Interest	98,456.35	20.61	98,456.35	20.61
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	98,456.35	20.61	98,456.35	20.61
NET INC.BEFORE DEP.& TAX	163,106.79	34.14	163,106.79	34.14
DEPREC. & AMORT. EXPENSES				
Building Depreciation	179,753.07	37.63	179,753.07	37.63
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	0.00	0.00	0.00	0.00
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	28,808.92	6.03	28,808.92	6.03
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	3,258.99	0.68	3,258.99	0.68

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	211,820.98	44.34	211,820.98	44.34
NET INC.(LOSS) BEF.TAXES	-48,714.19	-10.20	-48,714.19	-10.20
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	0.00	0.00	0.00	0.00
Taxes - Other	0.00	0.00	0.00	0.00
NET INCOME (LOSS)BK	-48,714.19	-10.20	-48,714.19	-10.20
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Exhibit A-3: Statement of Cash Flows for **Professional Investors 20, LLC** for period ending 9/1/2020

[Provide a statement of changes in cash position for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.



Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	608,925.00	73.96	608,925.00	73.96
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	50.00	0.01	50.00	0.01
Laundry income	462.18	0.06	462.18	0.06
Commercial Recovery Income	0.00	0.00	0.00	0.00
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	213,900.00	25.98	213,900.00	25.98
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	823,337.18	100.00	823,337.18	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	29,104.16	3.53	29,104.16	3.53
Promo/Move-In Incentives	2,795.00	0.34	2,795.00	0.34
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	0.00	0.00	0.00	0.00
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	2,000.00	0.24	2,000.00	0.24

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	-100.00	-0.01	-100.00	-0.01
Credit Check Fees Paid	144.50	0.02	144.50	0.02
TOTAL RENTING EXPENSE	33,943.66	4.12	33,943.66	4.12
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	0.00	0.00	0.00	0.00
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	236.00	0.03	236.00	0.03
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	-177.26	-0.02	-177.26	-0.02
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	866.00	0.11	866.00	0.11
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	44,638.20	5.42	44,638.20	5.42
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	45,562.94	5.53	45,562.94	5.53
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	24,340.00	2.96	24,340.00	2.96
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	24,340.00	2.96	24,340.00	2.96
UTILITIES EXPENSE				
Gas & Electricity	9,577.36	1.16	9,577.36	1.16
Utilities Credits or rebates	-619.80	-0.08	-619.80	-0.08
Sewer	0.00	0.00	0.00	0.00
Water	10,064.06	1.22	10,064.06	1.22
Garbage & Trash Removal	1,518.00	0.18	1,518.00	0.18
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	1,584.58	0.19	1,584.58	0.19
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	22,124.20	2.69	22,124.20	2.69
REPAIRS & MAINTENANCE				
R&M Unit	4,591.36	0.56	4,591.36	0.56
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	0.00	0.00	0.00	0.00
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	0.00	0.00	0.00	0.00
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	5,150.00	0.63	5,150.00	0.63
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	782.29	0.10	782.29	0.10
R&M - Electrical Supplies	80.92	0.01	80.92	0.01
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	0.00	0.00	0.00	0.00
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	224.08	0.03	224.08	0.03
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	10,828.65	1.32	10,828.65	1.32

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	2,009.16	0.24	2,009.16	0.24
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	1,633.00	0.20	1,633.00	0.20
Contract R&M	33,540.00	4.07	33,540.00	4.07
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	0.00	0.00	0.00	0.00
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	978.13	0.12	978.13	0.12
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	38,160.29	4.63	38,160.29	4.63
TAXES				
Real Estate Taxes	75,774.70	9.20	75,774.70	9.20
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	75,774.70	9.20	75,774.70	9.20
INSURANCE EXPENSE				
Package Insurance	11,979.77	1.46	11,979.77	1.46
Earthquake Insurance	6,074.82	0.74	6,074.82	0.74
Umbrella Insurance	834.00	0.10	834.00	0.10
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	18,888.59	2.29	18,888.59	2.29
TOTAL OPERATING EXPENSES	269,623.03	32.75	269,623.03	32.75
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	-525.00	-0.06	-525.00	-0.06
Parking Fees	0.00	0.00	0.00	0.00
Laundry	-10,216.53	-1.24	-10,216.53	-1.24
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	-2,400.00	-0.29	-2,400.00	-0.29
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	-7,410.86	-0.90	-7,410.86	-0.90
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-20,552.39	-2.50	-20,552.39	-2.50
NET OPERATING INCOME	574,266.54	69.75	574,266.54	69.75
DEBT SERVICE EXPENSE				
Mortgage Interest	168,890.42	20.51	168,890.42	20.51
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	168,890.42	20.51	168,890.42	20.51
NET INC.BEFORE DEP.& TAX	405,376.12	49.24	405,376.12	49.24
DEPREC. & AMORT. EXPENSES				
Building Depreciation	147,525.48	17.92	147,525.48	17.92
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	0.00	0.00	0.00	0.00
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	268,590.52	32.62	268,590.52	32.62
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	1,396.71	0.17	1,396.71	0.17

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	417,512.71	50.71	417,512.71	50.71
NET INC.(LOSS) BEF.TAXES	-12,136.59	-1.47	-12,136.59	-1.47
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	4,734.56	0.57	4,734.56	0.57
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	4,734.56	0.57	4,734.56	0.57
NET INCOME (LOSS)BK	-16,871.15	-2.05	-16,871.15	-2.05
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	233,411.00	28.35	233,411.00	28.35
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00
Adjustments				
Outside Management Income	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0.00
Period to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	25,523.43	36,933.01	11,409.58	
1015 -Reserve Account	0.00	0.00	0.00	
Total Cash	25,523.43	36,933.01	11,409.58	
Year to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	25,523.43	36,933.01	11,409.58	
1015 -Reserve Account	0.00	0.00	0.00	
Total Cash	25,523.43	36,933.01	11,409.58	

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	368,820.00	77.20	368,820.00	77.20
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	1,863.69	0.39	1,863.69	0.39
Commercial Recovery Income	0.00	0.00	0.00	0.00
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	97.60	0.02	97.60	0.02
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	106,950.00	22.39	106,950.00	22.39
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	477,731.29	100.00	477,731.29	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	71,641.00	15.00	71,641.00	15.00
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	0.00	0.00	0.00	0.00
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	430.17	0.09	430.17	0.09

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	-250.00	-0.05	-250.00	-0.05
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	71,821.17	15.03	71,821.17	15.03
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	0.00	0.00	0.00	0.00
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	118.00	0.02	118.00	0.02
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	5,628.96	1.18	5,628.96	1.18
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	26,038.95	5.45	26,038.95	5.45
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	31,785.91	6.65	31,785.91	6.65
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	14,752.80	3.09	14,752.80	3.09
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	14,752.80	3.09	14,752.80	3.09
UTILITIES EXPENSE				
Gas & Electricity	6,408.25	1.34	6,408.25	1.34
Utilities Credits or rebates	-686.52	-0.14	-686.52	-0.14
Sewer	0.00	0.00	0.00	0.00
Water	4,351.99	0.91	4,351.99	0.91
Garbage & Trash Removal	5,051.50	1.06	5,051.50	1.06
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	923.42	0.19	923.42	0.19
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	16,048.64	3.36	16,048.64	3.36
REPAIRS & MAINTENANCE				
R&M Unit	8,894.51	1.86	8,894.51	1.86
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	223.03	0.05	223.03	0.05
R&M - Windows	149.33	0.03	149.33	0.03
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

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	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	0.00	0.00	0.00	0.00
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	300.00	0.06	300.00	0.06
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	1,010.93	0.21	1,010.93	0.21
R&M - Electrical Supplies	0.00	0.00	0.00	0.00
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	198.56	0.04	198.56	0.04
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	0.00	0.00	0.00	0.00
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	224.05	0.05	224.05	0.05

Cash Flow Statement

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	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	0.00	0.00	0.00	0.00
R&M - Painting Supplies	941.56	0.20	941.56	0.20
R&M - Roofing Supplies	2,155.49	0.45	2,155.49	0.45
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	14,097.46	2.95	14,097.46	2.95

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	277.50	0.06	277.50	0.06
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	0.00	0.00	0.00	0.00
Contract R&M	9,922.15	2.08	9,922.15	2.08
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	0.00	0.00	0.00	0.00
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	-978.14	-0.20	-978.14	-0.20
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	9,221.51	1.93	9,221.51	1.93
TAXES				
Real Estate Taxes	44,573.55	9.33	44,573.55	9.33
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	44,573.55	9.33	44,573.55	9.33
INSURANCE EXPENSE				
Package Insurance	9,842.37	2.06	9,842.37	2.06
Earthquake Insurance	3,743.81	0.78	3,743.81	0.78
Umbrella Insurance	656.60	0.14	656.60	0.14
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	14,242.78	2.98	14,242.78	2.98
TOTAL OPERATING EXPENSES	216,543.82	45.33	216,543.82	45.33
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	-375.00	-0.08	-375.00	-0.08
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	-0.67	0.00	-0.67	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-375.67	-0.08	-375.67	-0.08
NET OPERATING INCOME	261,563.14	54.75	261,563.14	54.75
DEBT SERVICE EXPENSE				
Mortgage Interest	98,456.35	20.61	98,456.35	20.61
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	98,456.35	20.61	98,456.35	20.61
NET INC.BEFORE DEP.& TAX	163,106.79	34.14	163,106.79	34.14
DEPREC. & AMORT. EXPENSES				
Building Depreciation	179,753.07	37.63	179,753.07	37.63
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	0.00	0.00	0.00	0.00
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	28,808.92	6.03	28,808.92	6.03
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	3,258.99	0.68	3,258.99	0.68

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	211,820.98	44.34	211,820.98	44.34
NET INC.(LOSS) BEF.TAXES	-48,714.19	-10.20	-48,714.19	-10.20
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	0.00	0.00	0.00	0.00
Taxes - Other	0.00	0.00	0.00	0.00
NET INCOME (LOSS)BK	-48,714.19	-10.20	-48,714.19	-10.20
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00
Adjustments				
Outside Management Income	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0.00
Period to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	36,933.01	26,629.14	-10,303.87	
1015 -Reserve Account	0.00	0.00	0.00	
Total Cash	36,933.01	26,629.14	-10,303.87	
Year to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	36,933.01	26,629.14	-10,303.87	
1015 -Reserve Account	0.00	0.00	0.00	
Total Cash	36,933.01	26,629.14	-10,303.87	

Exhibit A-4: Statement of Changes in Shareholders'/Partners' Equity (*Deficit*) for Professional Investors 20, LLC
for period ending 9/1/2020

[Provide a statement of changes in shareholders'/partners equity (*deficit*) for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The Debtor's professionals are in the process of conducting a forensic review of the Debtor's and controlled entities' records necessary to determine changes in the shareholders'/partners' equity ownership for the controlled entities. The Debtor will submit an updated report to the Court once this information is available.



Exhibit B: Description of Operations for Professional Investors 20, LLC

[Describe the nature and extent of the Debtor's interest in the Controlled Non-Debtor Entity.

Describe the business conducted and intended to be conducted by the Controlled Non-Debtor Entity, focusing on the entity's dominant business segments.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

The Controlled Non-Debtor Entity owns a residential property which is operated by PFI. The units are leased as residences to tenants.



Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit C: Description of Intercompany Claims

[List and describe the Controlled Non-Debtor Entity's claims against any other Controlled Non-Debtor Entity, together with the basis for such claims and whether each claim is contingent, unliquidated or disputed.]

Describe the source of this information.]

The source of this information is derived for the companies' Accounting System.

The companies' books show no intercompany claim.



Exhibit D: Allocation of Tax Liabilities and Assets

[Describe how income, losses, tax payments, tax refunds, or other tax attributes relating to federal, state, or local taxes have been allocated between or among the Controlled Non-Debtor Entity and one or more other Controlled Non-Debtor Entities.

Include a copy of each tax sharing or tax allocation agreement to which the entity is a party with any other Controlled Non-Debtor Entity.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System and conversations with the remaining employees of the company.

Tax liabilities are not allocated among or between any other Controlled Non-Debtor Entity.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit E: Description of Controlled Non-Debtor Entity's payments of Administrative Expenses, or Professional Fees otherwise payable by a Debtor


[Describe any payment made, or obligations incurred (or claims purchased), by the Controlled Non-Debtor Entity in connection with any claims, administrative expenses, or professional fees that have been or could be asserted against any Debtor.

Describe the source of this information.]

Based on a review of the Non-Debtor Entity's Accounting System records and conversations with current employees, the Debtor is not aware of any payments made or obligations incurred by the Controlled Non-Debtor Entity that would otherwise be payable by Debtor.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

 Exhibit A: Financial Statements for Professional Investors 21, LLC

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit A-1: Balance Sheet for Professional Investors 21, LLC as of 9/1/2020

[Provide a balance sheet dated as of the end of the most recent 3-month period of the current fiscal year and as of the end of the preceding fiscal year.]

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.



Balance Sheet

Period = Dec 2019

Book = Accrual

Current Balance**ASSETS****CURRENT ASSETS****CASH**

1010 - Checking	72,602.03
461 Bank Acct	0.00
501 Bank Acct	0.00
1015 -Reserve Account	170,974.83
1020 OLD Clearing	0.00
PFI First Community	0.00
Clearing	0.00
PISF Inc. Transfer	0.00
PFI Cash - Transfer	0.00
Money Market	0.00
Escrow Account	0.00
Fremont Checking Account	0.00
Interest Cash	0.00
Petty Cash	0.00
Cash Hammondale	0.00
Cash 461	0.00
Cash 501	0.00
TOTAL CASH	243,576.86

RECEIVABLES

Property Receivables	0.00
Loan Receivables	0.00
Other Receivables	0.00
Officer - Due to/from	0.00

ACCOUNTS RECEIVABLES

A/R Rent Due	0.00
A/R Other - Melissa B	0.00
A/R Other - People home equity	0.00
A/R Collections	0.00
A/R Security Deposits	0.00
TOTAL ACCOUNTS RECEIVABLES	0.00

RESERVES & PREPAIDS

Reserve - Insurance	1,528.18
Reserve - Improvements	0.00
Prepaid Maint. Contract	0.00
Prepaid - Leasing Comm.	0.00
Prepaid - Leasing Comm.	0.00
Prepaid Mortgage Interest	0.00
Prepaid Taxes	0.00
TOTAL RESERVES & PREPAIDS	1,528.18
TOTAL CURRENT ASSETS	245,105.04

Balance Sheet

Period = Dec 2019

Book = Accrual

Current Balance**FIXED ASSETS**

Land - Hammondale	0.00
Land	1,420,000.00
Land - 501	0.00
Land - PI 20 LLC	0.00
Land - 200 Gate 5	0.00
Land - Duffy	0.00
Land - 49 Ignacio	0.00
Land - 350 Ignacio Suite 200	0.00
Land - PI 21 LLC	0.00
Land 30 Clay Court	0.00
Land - 690 DeLong	0.00
Building	5,405,000.00
Fixtures & Appliances	0.00
Improvements	0.00
Additional basis	0.00
Accum Depreciation	-1,121,954.96
Building - 501	0.00
Accum Depreciation Building - 501	0.00
Building - PI 20	0.00
A/D Building PI 20	0.00
Building - 200 Gate 5	0.00
Open	0.00
Accum Depreciation Gate 5	0.00
Buidling Duffy Place	0.00
Accum Depreciation Duffy Place	0.00
Building 49 Ignacio	0.00
Accum Depreciation 49 Ignacio	0.00
Building - Hammondale	0.00
Accum Depr Hammondale	0.00
350 Ignacio #200	0.00
A/D 350 Ignacio #200	0.00
350 Ignacio #101	0.00
A/D 350 Ignacio #101	0.00
Building - 30 Clay Ct.	0.00
A/D 30 Clay Ct.	0.00
Building 690 DeLong	0.00
A/D Building 690 DeLong	0.00
350 Ignacio #103	0.00
A/D 350 Ingacio #103	0.00
350 Ignacio #201	0.00
350 Ignacio # 203	0.00
A/D 350 Ignacio #203	0.00
350 Ignacio #100	0.00
A/D Ignacio #100	0.00
350 Ignacio #300	0.00
A/D 350 Ignacio #300	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Furniture and Fixtures	0.00
A/D Furn. & Fixt.	0.00
Furniture & Fixt Hamm	0.00
Furniture & Fixt Gate	0.00
A/D Furn./Fixt. Hamm	0.00
A/D Furn./Fixt. Gate	0.00
Computers	0.00
A/D Computers	0.00
A/V Equipment	0.00
Vehicles	0.00
A/D Vehicles	0.00
Tenant Imp. 350 Ignacio	0.00
A/D Tenant Imp.	0.00
Acum. Gain (Loss) Gate	0.00
Accum. Gain (Loss) Hamm	0.00
Accum. Gain (Loss) 501	0.00
Accum Gain Loss - 461	0.00
Accum Depreciation Fixed Assets	0.00
NET FIXED ASSETS	5,703,045.04
 ACQUISITION ASSETS	
Closing Costs	35,521.42
A/A Closing Costs	0.00
Syndication Costs	0.00
Loan Fees	70,612.00
Accum Amort Loan Fees	-10,865.29
Personal Property	180,000.00
Accum Depreciation Personal Property	-180,000.00
Organization Costs	10,000.00
Accum Amort Organization Costs	0.00
NET ACQUISITION ASSETS	105,268.13
 CAPITALIZED IMPROVEMENTS	
Improvements Prior 2000	0.00
2001 Bathroom Improvements	0.00
2001 Kitchen Improvements	0.00
2001 Floor Improvements	0.00
2001 Window Improvements	0.00
2001 Building Improvements	0.00
2001 Roof Improvements	0.00
2001 Other Improvements	0.00
2002 Bathroom Improvements	0.00
2002 Kitchen Improvements	0.00
2002 Floor Improvements	0.00
2002 Window Improvements	0.00
2002 Building Improvements	0.00
2002 Roof Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2002 Other Improvements	0.00
2002 Improvement Salaries	0.00
2003 Bathroom Improvements	0.00
2003 Kitchen Improvements	0.00
2003 Floor Improvements	0.00
2003 Window Improvements	0.00
461-2003 Windows Improvements	0.00
501-2003 Window Improvement	0.00
2003 Building Improvements	0.00
461-2003 Building Improvements	0.00
501-2003 Building Improvements	0.00
2003 Roof Improvements	0.00
2003 Other Improvements	0.00
461-2003 Other Improvements	0.00
501-2003 Other Improvements	0.00
2004 Bathroom Improvements	0.00
2004 Kitchen Improvements	0.00
2004 Floor Improvements	0.00
461-2004 Floor Improvements	0.00
501-2004 Floor Improvements	0.00
2004 Window Improvements	0.00
461-2004 Window Improvements	0.00
501-2004 Window Improvements	0.00
2004 Building Improvements	0.00
2004 Roof Improvements	0.00
2004 Other Improvements	0.00
461-2004 Other Improvements	0.00
501-2004 Other Improvements	0.00
2005 Bathroom Improvements	0.00
2005 Kitchen Improvements	0.00
461-2005 Kitchen Improvements	0.00
501-2005 Kitchen Improvements	0.00
2005 Floor Improvements	0.00
461-2005 Floor Improvements	0.00
501-2005 Floor Improvements	0.00
2005 Window Improvements	0.00
2005 Building Improvements	0.00
2005 Roof Improvements	0.00
2005 Other Improvements	0.00
461-2005 Other Improvements	0.00
501-2005 Other Improvements	0.00
2005 Improvement Salaries	0.00
2006 Bathroom Improvements	0.00
2006 Kitchen Improvements	0.00
461-2006 Kitchen Improvements	0.00
501-2006 Kitchen Improvements	0.00
2006 Floor Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
461-2006 Floor Improvements	0.00
501-2006 Floor Improvements	0.00
2006 Window Improvements	0.00
2006 Building Improvements	0.00
461-2006 Building Improvements	0.00
501-2006 Building Improvements	0.00
2006 Roof Improvements	0.00
2006 Other Improvements	0.00
2007 Bathroom Improvements	0.00
461-2007 Bathroom Improvements	0.00
501-2007 Bathroom Improvements	0.00
2007 Kitchen Improvements	0.00
2007 Floor Improvements	0.00
461-2007 Floor Improvements	0.00
501-2007 Floor Improvements	0.00
2007 Window Improvements	0.00
2007 Building Improvements	0.00
461-2007 Building Improvements	0.00
501-2007 Building Improvements	0.00
2007 Roof Improvements	0.00
2007 Other Improvements	0.00
461-2007 Other Improvements	0.00
501-2007 Other Improvements	0.00
2008 Bathroom Improvements	0.00
461-2008 Bathrooms Improvements	0.00
501-2008 Bathroom Improvements	0.00
2008 Kitchen Improvements	0.00
461-2008 Kitchen Improvements	0.00
501-2008 Kitchen Improvements	0.00
2008 Floor Improvements	0.00
461-2008 Floor Improvements	0.00
501-2008 Floor Improvements	0.00
2008 Window Improvements	0.00
2008 Building Improvements	0.00
2008 Roof Improvements	0.00
2008 Other Improvements	0.00
461-2008 Other Improvements	0.00
501-2008 Other Improvements	0.00
2009 Bathroom Improvements	0.00
2009 Kitchen Improvements	0.00
2009 Floor Improvements	0.00
2009 Window Improvements	0.00
2009 Building Improvements	0.00
2009 Roof Improvements	0.00
2009 Other Improvements	0.00
461-2009 Other Improvements	0.00
501-2009 Other Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2010 Other Improvements	0.00
2011 Other Improvements	0.00
2012 Other Improvements	0.00
2013 Other Improvements	0.00
2013-Roof Improvement	0.00
2014 Other Improvements	0.00
2014 T/O Misc. Expense	0.00
2014 T/O Materials	0.00
2014 T/O Outside Vendor	0.00
2014 - Roof	95,000.00
2015 Other Improvements	5,750.41
T/O Misc. Exp.	6,389.57
2015 T/O Materiales	3,498.90
T/O Outside Vendor	13,932.00
2016 Other Improvements	38,717.29
2016 T/O Misc. Exp.	1,152.66
2016 T/O Materials	3,385.23
2016 T/O outside vendors	13,405.00
2016 Hills Assessments	14,124.26
2017 Other Improvements	49,644.37
2017 T/O Misc. Exp.	1,218.46
2017 T/O Materials	7,231.45
2017 T/O Outside Vendor	22,097.18
2017 Hills Assessments	15,967.74
2018 Other Improvements	327,999.30
2018 T/O Misc. Exp.	7,427.20
2018 T/O Materials	9,248.08
2018 T/O Outside Vendor	32,125.00
2018 Hills Assessments	63,235.14
2019 Other Improvements	160,199.18
2019 T/O Misc. Exp.	10,922.12
2019 T/O Materials	16,309.73
2019 T/O Outside Vendor	52,320.00
2019 Hills Assessments	43,395.77
2020 Other Improvements	0.00
2020 T/O Misc. Exp.	0.00
2020 T/O Materials	0.00
2020 T/O Outside Vendor	0.00
2020 Hills Assessments	0.00
TOTAL CAPITAL IMPROVEMENTS	1,014,696.04
Accum Deprec - Capital Improvements	778,342.90
NET CAPITALIZED IMPROVEMENTS	236,353.14
 OTHER ASSETS	
Security Deposits	0.00
Investment - LLC 21	0.00
Investment - LLC 24	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Investment - LLC 27	0.00
Investment - LLC 28	0.00
Investment - LLC 29	0.00
Investment - LLC 25	0.00
Investment - LLC 26	0.00
Investment - LLC 31	0.00
Investment - LLC 34	0.00
Investment - LLC 35	0.00
Investment - LLC 36	0.00
Investment LLC 37	0.00
Investment LLC 38	5,285,000.00
Investment - LLC 39	0.00
Investment - LLC 40	0.00
Investment - LLC 41	0.00
Investment - LLC 42	0.00
Investment - LLC 43	0.00
investment - LLC 45	0.00
<i>Investment in 48</i>	<i>0.00</i>
BofA Teller Rental	0.00
Investment - 16914	0.00
Investment - Rafael Gardens	0.00
Investment - 1129 3rd Street	0.00
LP Units	0.00
Investment - US Performing Arts	0.00
Investment - Marin CoWork	0.00
Limited Liability Companies	0.00
TOTAL OTHER ASSETS	5,285,000.00
 LONG TERM RECEIVABLES	
PISF I	0.00
Duffy Due to/from	0.00
PISF III	0.00
PISF IV	0.00
PISF VI	0.00
PISF VII	0.00
PISF IX	0.00
PISF XI	0.00
PISF XII	0.00
PISF XIII	0.00
PISF XIV	0.00
PISF XV	0.00
PISF XVI	0.00
PISF XVII	0.00
PISF XVIII	0.00
461 Due To/From	0.00
501 Due/To From	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Hammondale Due To/From	0.00
21 Due/to From	0.00
In process Lease litigation	0.00
LLC 20	0.00
LLC 21	0.00
LLC 22	0.00
LLC 23	0.00
LLC 24	0.00
LLC 25	0.00
LLC 26	0.00
LLC 27	0.00
LLC 28	0.00
LLC 29	0.00
LLC 30	0.00
LLC 30	0.00
LLC 31	0.00
LLC 32	0.00
LLC 33	0.00
LLC 34	0.00
LLC 35	0.00
LLC 36	0.00
LLC 37	0.00
LLC 38	0.00
LLC 39	0.00
LLC 40	0.00
LLC 41	0.00
LLC 42	0.00
LLC 43	0.00
LLC 44	0.00
LLC 45	0.00
LLC 46	0.00
LLC 47	0.00
LLC 48	0.00
Due to/from LLC 49	0.00
PI LLC 50	0.00
PI 51 LLC	0.00
Due to/from Gate 5	0.00
PV 1 Due to/from	0.00
885 Due to/from	0.00
107 Due to/from	0.00
481 Due to/from	0.00
515 Due to/from	0.00
300 Due to/From PISF	0.00
Paul Drive Due to/from	0.00
353 BMK due to/from	0.00
49 Ignacio due to/from	0.00
Due To/From GP	-391,000.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Due To/From 16914	0.00
Due To/From PISF, Inc.	0.00
Due To/From PIM	0.00
Note Receivable	0.00
7200 Redwood Due to/From	0.00
355 Due to / from	0.00
Due to/from 350 Ignacio Assoc.	0.00
1222 Due to/from	0.00
419 Prospect due to/from	0.00
TOTAL LONG TERM RECEIVABLES	-391,000.00
TOTAL ASSETS	11,183,771.35
LIABILITIES & EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	2,128.16
Deferred Revenue	0.00
Unearned Rent	2,309.39
FTB Taxes Payable	0.00
PPP Loan	0.00
Property Tax Payable	0.00
Insurance Payable	0.00
Accrued Expenses	0.00
TOTAL CURRENT LIABILITIES	4,437.55
LONG TERM LIABILITIES	
Notes Payable	0.00
Notes Payable LLC 48	0.00
Deed of Trust Payable	0.00
Accrued Interest	0.00
Security Deposits Liability	51,433.33
Security Deposit Clearing	0.00
Pet Deposit Payable	0.00
Unearned Income	0.00
Mortgage Payable	5,956,700.00
1st Mortgage 461	0.00
2nd Mortgage 461	0.00
1st Mortgage 501	0.00
1st Deed 350, Suite 201	0.00
2nd Deed 350, Suite 201	0.00
1st Deed 350, Suite 200	0.00
First Mortgage 350 Suite 203	0.00
1st Deed 350 Suites 101, 103	0.00
Other Liabilities	0.00
Accum K-1 Losses	0.00
1st Mortgage Gate 5	0.00
2nd Deed Gate 5	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
1st Mortgage Duffy Place	0.00
2nd Deed Duffy Place	0.00
1st Mortgage 49 Ignacio	0.00
2nd Deed 49 Ignacio	0.00
TOTAL LONG TERM LIABILITIES	6,008,133.33
TOTAL LIABILITIES	6,012,570.88
 EQUITY	
Common Stock	0.00
Capital Contributions	7,550,000.00
Capital Receivable	0.00
Less: Repurchased Units	0.00
TIC Ownership	0.00
L.P. Distributions	0.00
G.P. Distributions	0.00
Premium on Repurch Units	0.00
Previous Period Adjmts	0.00
Member Distribution	-2,951,758.77
Dist. 38 to 20	0.00
Dist. 38 to 21	0.00
Dist. 37 to 22	0.00
Inter Co. PFI - PV1	0.00
Inter Co PFI - Gate 5	0.00
Inter Co PFI - Duffy	0.00
Inter Co PFI - Hamm	0.00
Inter Co PFI - 107	0.00
Inter Co PFI - 461	0.00
Inter Co PFI - 501	0.00
Inter Co PFI - 49	0.00
Inter Co PFI - 885	0.00
Inter Co. PFI - 515	0.00
Inter-Co PFI - 355	0.00
InterCo PFI - 7200	0.00
InterCo PFI-117	0.00
InterCo PFI - 7 Merry	0.00
InterCo PFI - 16914	0.00
InterCo PFI - Paul	0.00
InterCo PFI - 353	0.00
InterCo PFI - 1506	0.00
InterCo PFI - 1222	0.00
InterCo PFI - 419	0.00
Inter Co PFI - 19 Merrydale	0.00
Inter Co PFI - 1129	0.00
Inter Co PFI - 1315	0.00
Inter-Co. PFI - 1732	0.00
Inter-Co PFI-390	0.00
Inter Co PFI-santaland	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Retained Earnings	489,196.37
Retained Earnings - Owned Properties	0.00
K1-Losses	346,095.87
Net Income (Loss) Current	-262,333.00
Appliance Depreciation	0.00
TOTAL EQUITY	5,171,200.47
TOTAL LIABILITIES & EQUITY	11,183,771.35
Total of All	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

Current Balance**ASSETS****CURRENT ASSETS****CASH**

1010 - Checking	34,240.15
461 Bank Acct	0.00
501 Bank Acct	0.00
1015 -Reserve Account	171,054.46
1020 OLD Clearing	0.00
PFI First Community Clearing	0.00
PISF Inc. Transfer	0.00
PFI Cash - Transfer	0.00
Money Market	0.00
Escrow Account	0.00
Fremont Checking Account	0.00
Interest Cash	0.00
Petty Cash	0.00
Cash Hammondale	0.00
Cash 461	0.00
Cash 501	0.00
TOTAL CASH	205,294.61

RECEIVABLES

Property Receivables	0.00
Loan Receivables	0.00
Other Receivables	0.00
Officer - Due to/from	0.00

ACCOUNTS RECEIVABLES

A/R Rent Due	13,950.17
A/R Other - Melissa B	0.00
A/R Other - People home equity	0.00
A/R Collections	0.00
A/R Security Deposits	0.00
TOTAL ACCOUNTS RECEIVABLES	13,950.17

RESERVES & PREPAIDS

Reserve - Insurance	3,822.59
Reserve - Improvements	0.00
Prepaid Maint. Contract	0.00
Prepaid - Leasing Comm.	0.00
Prepaid - Leasing Comm.	0.00
Prepaid Mortgage Interest	0.00
Prepaid Taxes	0.00
TOTAL RESERVES & PREPAIDS	3,822.59
TOTAL CURRENT ASSETS	223,067.37

Balance Sheet

Period = Jul 2020

Book = Accrual

Current Balance

FIXED ASSETS

Land - Hammondale	0.00
Land	1,420,000.00
Land - 501	0.00
Land - PI 20 LLC	0.00
Land - 200 Gate 5	0.00
Land - Duffy	0.00
Land - 49 Ignacio	0.00
Land - 350 Ignacio Suite 200	0.00
Land - PI 21 LLC	0.00
Land 30 Clay Court	0.00
Land - 690 DeLong	0.00
Building	5,405,000.00
Fixtures & Appliances	0.00
Improvements	0.00
Additional basis	0.00
Accum Depreciation	-1,236,606.42
Building - 501	0.00
Accum Depreciation Building - 501	0.00
Building - PI 20	0.00
A/D Building PI 20	0.00
Building - 200 Gate 5	0.00
Open	0.00
Accum Depreciation Gate 5	0.00
Buidling Duffy Place	0.00
Accum Depreciation Duffy Place	0.00
Building 49 Ignacio	0.00
Accum Depreciation 49 Ignacio	0.00
Building - Hammondale	0.00
Accum Depr Hammondale	0.00
350 Ignacio #200	0.00
A/D 350 Ignacio #200	0.00
350 Ignacio #101	0.00
A/D 350 Ignacio #101	0.00
Building - 30 Clay Ct.	0.00
A/D 30 Clay Ct.	0.00
Building 690 DeLong	0.00
A/D Building 690 DeLong	0.00
350 Ignacio #103	0.00
A/D 350 Ingacio #103	0.00
350 Ignacio #201	0.00
350 Ignacio # 203	0.00
A/D 350 Ignacio #203	0.00
350 Ignacio #100	0.00
A/D Ignacio #100	0.00
350 Ignacio #300	0.00
A/D 350 Ignacio #300	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Furniture and Fixtures	0.00
A/D Furn. & Fixt.	0.00
Furniture & Fixt Hamm	0.00
Furniture & Fixt Gate	0.00
A/D Furn./Fixt. Hamm	0.00
A/D Furn./Fixt. Gate	0.00
Computers	0.00
A/D Computers	0.00
A/V Equipment	0.00
Vehicles	0.00
A/D Vehicles	0.00
Tenant Imp. 350 Ignacio	0.00
A/D Tenant Imp.	0.00
Acum. Gain (Loss) Gate	0.00
Accum. Gain (Loss) Hamm	0.00
Accum. Gain (Loss) 501	0.00
Accum Gain Loss - 461	0.00
Accum Depreciation Fixed Assets	0.00
NET FIXED ASSETS	5,588,393.58
ACQUISITION ASSETS	
Closing Costs	35,521.42
A/A Closing Costs	0.00
Syndication Costs	0.00
Loan Fees	70,612.00
Accum Amort Loan Fees	-14,984.30
Personal Property	180,000.00
Accum Depreciation Personal Property	-180,000.00
Organization Costs	10,000.00
Accum Amort Organization Costs	0.00
NET ACQUISITION ASSETS	101,149.12
CAPITALIZED IMPROVEMENTS	
Improvements Prior 2000	0.00
2001 Bathroom Improvements	0.00
2001 Kitchen Improvements	0.00
2001 Floor Improvements	0.00
2001 Window Improvements	0.00
2001 Building Improvements	0.00
2001 Roof Improvements	0.00
2001 Other Improvements	0.00
2002 Bathroom Improvements	0.00
2002 Kitchen Improvements	0.00
2002 Floor Improvements	0.00
2002 Window Improvements	0.00
2002 Building Improvements	0.00
2002 Roof Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2002 Other Improvements	0.00
2002 Improvement Salaries	0.00
2003 Bathroom Improvements	0.00
2003 Kitchen Improvements	0.00
2003 Floor Improvements	0.00
2003 Window Improvements	0.00
461-2003 Windows Improvements	0.00
501-2003 Window Improvement	0.00
2003 Building Improvements	0.00
461-2003 Building Improvements	0.00
501-2003 Building Improvements	0.00
2003 Roof Improvements	0.00
2003 Other Improvements	0.00
461-2003 Other Improvements	0.00
501-2003 Other Improvements	0.00
2004 Bathroom Improvements	0.00
2004 Kitchen Improvements	0.00
2004 Floor Improvements	0.00
461-2004 Floor Improvements	0.00
501-2004 Floor Improvements	0.00
2004 Window Improvements	0.00
461-2004 Window Improvements	0.00
501-2004 Window Improvements	0.00
2004 Building Improvements	0.00
2004 Roof Improvements	0.00
2004 Other Improvements	0.00
461-2004 Other Improvements	0.00
501-2004 Other Improvements	0.00
2005 Bathroom Improvements	0.00
2005 Kitchen Improvements	0.00
461-2005 Kitchen Improvements	0.00
501-2005 Kitchen Improvements	0.00
2005 Floor Improvements	0.00
461-2005 Floor Improvements	0.00
501-2005 Floor Improvements	0.00
2005 Window Improvements	0.00
2005 Building Improvements	0.00
2005 Roof Improvements	0.00
2005 Other Improvements	0.00
461-2005 Other Improvements	0.00
501-2005 Other Improvements	0.00
2005 Improvement Salaries	0.00
2006 Bathroom Improvements	0.00
2006 Kitchen Improvements	0.00
461-2006 Kitchen Improvements	0.00
501-2006 Kitchen Improvements	0.00
2006 Floor Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
461-2006 Floor Improvements	0.00
501-2006 Floor Improvements	0.00
2006 Window Improvements	0.00
2006 Building Improvements	0.00
461-2006 Building Improvements	0.00
501-2006 Building Improvements	0.00
2006 Roof Improvements	0.00
2006 Other Improvements	0.00
2007 Bathroom Improvements	0.00
461-2007 Bathroom Improvements	0.00
501-2007 Bathroom Improvements	0.00
2007 Kitchen Improvements	0.00
2007 Floor Improvements	0.00
461-2007 Floor Improvements	0.00
501-2007 Floor Improvements	0.00
2007 Window Improvements	0.00
2007 Building Improvements	0.00
461-2007 Building Improvements	0.00
501-2007 Building Improvements	0.00
2007 Roof Improvements	0.00
2007 Other Improvements	0.00
461-2007 Other Improvements	0.00
501-2007 Other Improvements	0.00
2008 Bathroom Improvements	0.00
461-2008 Bathrooms Improvements	0.00
501-2008 Bathroom Improvements	0.00
2008 Kitchen Improvements	0.00
461-2008 Kitchen Improvements	0.00
501-2008 Kitchen Improvements	0.00
2008 Floor Improvements	0.00
461-2008 Floor Improvements	0.00
501-2008 Floor Improvements	0.00
2008 Window Improvements	0.00
2008 Building Improvements	0.00
2008 Roof Improvements	0.00
2008 Other Improvements	0.00
461-2008 Other Improvements	0.00
501-2008 Other Improvements	0.00
2009 Bathroom Improvements	0.00
2009 Kitchen Improvements	0.00
2009 Floor Improvements	0.00
2009 Window Improvements	0.00
2009 Building Improvements	0.00
2009 Roof Improvements	0.00
2009 Other Improvements	0.00
461-2009 Other Improvements	0.00
501-2009 Other Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2010 Other Improvements	0.00
2011 Other Improvements	0.00
2012 Other Improvements	0.00
2013 Other Improvements	0.00
2013-Roof Improvement	0.00
2014 Other Improvements	0.00
2014 T/O Misc. Expense	0.00
2014 T/O Materials	0.00
2014 T/O Outside Vendor	0.00
2014 - Roof	95,000.00
2015 Other Improvements	5,750.41
T/O Misc. Exp.	6,389.57
2015 T/O Materiales	3,498.90
T/O Outside Vendor	13,932.00
2016 Other Improvements	38,717.29
2016 T/O Misc. Exp.	1,152.66
2016 T/O Materials	3,385.23
2016 T/O outside vendors	13,405.00
2016 Hills Assessments	14,124.26
2017 Other Improvements	49,644.37
2017 T/O Misc. Exp.	1,218.46
2017 T/O Materials	7,231.45
2017 T/O Outside Vendor	22,097.18
2017 Hills Assessments	15,967.74
2018 Other Improvements	327,999.30
2018 T/O Misc. Exp.	7,427.20
2018 T/O Materials	9,248.08
2018 T/O Outside Vendor	32,125.00
2018 Hills Assessments	63,235.14
2019 Other Improvements	160,199.18
2019 T/O Misc. Exp.	10,922.12
2019 T/O Materials	16,309.73
2019 T/O Outside Vendor	52,320.00
2019 Hills Assessments	43,395.77
2020 Other Improvements	444.44
2020 T/O Misc. Exp.	259.32
2020 T/O Materials	1,920.77
2020 T/O Outside Vendor	13,350.00
2020 Hills Assessments	16,604.59
TOTAL CAPITAL IMPROVEMENTS	1,047,275.16
Accum Deprec - Capital Improvements	787,162.90
NET CAPITALIZED IMPROVEMENTS	260,112.26
OTHER ASSETS	
Security Deposits	0.00
Investment - LLC 21	0.00
Investment - LLC 24	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Investment - LLC 27	0.00
Investment - LLC 28	0.00
Investment - LLC 29	0.00
Investment - LLC 25	0.00
Investment - LLC 26	0.00
Investment - LLC 31	0.00
Investment - LLC 34	0.00
Investment - LLC 35	0.00
Investment - LLC 36	0.00
Investment LLC 37	0.00
Investment LLC 38	5,285,000.00
Investment - LLC 39	0.00
Investment - LLC 40	0.00
Investment - LLC 41	0.00
Investment - LLC 42	0.00
Investment - LLC 43	0.00
investment - LLC 45	0.00
<i>Investment in 48</i>	<i>0.00</i>
BofA Teller Rental	0.00
Investment - 16914	0.00
Investment - Rafael Gardens	0.00
Investment - 1129 3rd Street	0.00
LP Units	0.00
Investment - US Performing Arts	0.00
Investment - Marin CoWork	0.00
Limited Liability Companies	0.00
TOTAL OTHER ASSETS	5,285,000.00
LONG TERM RECEIVABLES	
PISF I	0.00
Duffy Due to/from	0.00
PISF III	0.00
PISF IV	0.00
PISF VI	0.00
PISF VII	0.00
PISF IX	0.00
PISF XI	0.00
PISF XII	0.00
PISF XIII	0.00
PISF XIV	0.00
PISF XV	0.00
PISF XVI	0.00
PISF XVII	0.00
PISF XVIII	0.00
461 Due To/From	0.00
501 Due/To From	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Hammondale Due To/From	0.00
21 Due/to From	0.00
In process Lease litigation	0.00
LLC 20	0.00
LLC 21	0.00
LLC 22	0.00
LLC 23	0.00
LLC 24	0.00
LLC 25	0.00
LLC 26	0.00
LLC 27	0.00
LLC 28	0.00
LLC 29	0.00
LLC 30	0.00
LLC 30	0.00
LLC 31	0.00
LLC 32	0.00
LLC 33	0.00
LLC 34	0.00
LLC 35	0.00
LLC 36	0.00
LLC 37	0.00
LLC 38	0.00
LLC 39	0.00
LLC 40	0.00
LLC 41	0.00
LLC 42	0.00
LLC 43	0.00
LLC 44	0.00
LLC 45	0.00
LLC 46	0.00
LLC 47	0.00
LLC 48	0.00
Due to/from LLC 49	0.00
PI LLC 50	0.00
PI 51 LLC	0.00
Due to/from Gate 5	0.00
PV 1 Due to/from	0.00
885 Due to/from	0.00
107 Due to/from	0.00
481 Due to/from	0.00
515 Due to/from	0.00
300 Due to/From PISF	0.00
Paul Drive Due to/from	0.00
353 BMK due to/from	0.00
49 Ignacio due to/from	0.00
Due To/From GP	-428,000.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Due To/From 16914	0.00
Due To/From PISF, Inc.	0.00
Due To/From PIM	0.00
Note Receivable	0.00
7200 Redwood Due to/From	0.00
355 Due to / from	0.00
Due to/from 350 Ignacio Assoc.	0.00
1222 Due to/from	0.00
419 Prospect due to/from	0.00
TOTAL LONG TERM RECEIVABLES	-428,000.00
TOTAL ASSETS	11,029,722.33
LIABILITIES & EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	51.88
Deferred Revenue	0.00
Unearned Rent	2,263.39
FTB Taxes Payable	0.00
PPP Loan	0.00
Property Tax Payable	9,392.00
Insurance Payable	0.00
Accrued Expenses	0.00
TOTAL CURRENT LIABILITIES	11,707.27
LONG TERM LIABILITIES	
Notes Payable	0.00
Notes Payable LLC 48	0.00
Deed of Trust Payable	0.00
Accrued Interest	0.00
Security Deposits Liability	51,353.33
Security Deposit Clearing	0.00
Pet Deposit Payable	0.00
Unearned Income	0.00
Mortgage Payable	5,923,652.47
1st Mortgage 461	0.00
2nd Mortgage 461	0.00
1st Mortgage 501	0.00
1st Deed 350, Suite 201	0.00
2nd Deed 350, Suite 201	0.00
1st Deed 350, Suite 200	0.00
First Mortgage 350 Suite 203	0.00
1st Deed 350 Suites 101, 103	0.00
Other Liabilities	0.00
Accum K-1 Losses	0.00
1st Mortgage Gate 5	0.00
2nd Deed Gate 5	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
1st Mortgage Duffy Place	0.00
2nd Deed Duffy Place	0.00
1st Mortgage 49 Ignacio	0.00
2nd Deed 49 Ignacio	0.00
TOTAL LONG TERM LIABILITIES	5,975,005.80
TOTAL LIABILITIES	5,986,713.07
 EQUITY	
Common Stock	0.00
Capital Contributions	7,550,000.00
Capital Receivable	0.00
Less: Repurchased Units	0.00
TIC Ownership	0.00
L.P. Distributions	0.00
G.P. Distributions	0.00
Premium on Repurch Units	0.00
Previous Period Adjmts	0.00
Member Distribution	-3,296,008.77
Dist. 38 to 20	0.00
Dist. 38 to 21	0.00
Dist. 37 to 22	0.00
Inter Co. PFI - PV1	0.00
Inter Co PFI - Gate 5	0.00
Inter Co PFI - Duffy	0.00
Inter Co PFI - Hamm	0.00
Inter Co PFI - 107	0.00
Inter Co PFI - 461	0.00
Inter Co PFI - 501	0.00
Inter Co PFI - 49	0.00
Inter Co PFI - 885	0.00
Inter Co. PFI - 515	0.00
Inter-Co PFI - 355	0.00
InterCo PFI - 7200	0.00
InterCo PFI-117	0.00
InterCo PFI - 7 Merry	0.00
InterCo PFI - 16914	0.00
InterCo PFI - Paul	0.00
InterCo PFI - 353	0.00
InterCo PFI - 1506	0.00
InterCo PFI - 1222	0.00
InterCo PFI - 419	0.00
Inter Co PFI - 19 Merrydale	0.00
Inter Co PFI - 1129	0.00
Inter Co PFI - 1315	0.00
Inter-Co. PFI - 1732	0.00
Inter-Co PFI-390	0.00
Inter Co PFI-santaland	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Retained Earnings	226,863.37
Retained Earnings - Owned Properties	0.00
K1-Losses	346,095.87
Net Income (Loss) Current	216,058.79
Appliance Depreciation	0.00
TOTAL EQUITY	5,043,009.26
TOTAL LIABILITIES & EQUITY	11,029,722.33
Total of All	0.00

Exhibit A-2: Statement of Income (*Loss*) for **Professional Investors 21, LLC** for period ending 9/1/2020

[Provide a statement of income (*loss*) for the following periods:

(i) For the initial report:

- a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and
- b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	863,365.00	73.03	863,365.00	73.03
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	1,691.17	0.14	1,691.17	0.14
Commercial Recovery Income	0.00	0.00	0.00	0.00
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	45.97	0.00	45.97	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	11.61	0.00	11.61	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	317,100.00	26.82	317,100.00	26.82
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	1,182,213.75	100.00	1,182,213.75	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	25,254.33	2.14	25,254.33	2.14
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	8.99	0.00	8.99	0.00
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	2,795.00	0.24	2,795.00	0.24

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	450.00	0.04	450.00	0.04
Credit Check Fees Rcvd	-175.00	-0.01	-175.00	-0.01
Credit Check Fees Paid	101.15	0.01	101.15	0.01
TOTAL RENTING EXPENSE	28,434.47	2.41	28,434.47	2.41
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	0.00	0.00	0.00	0.00
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	608.50	0.05	608.50	0.05
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	-11.24	0.00	-11.24	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	1,521.00	0.13	1,521.00	0.13
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	62,843.52	5.32	62,843.52	5.32
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	64,961.78	5.49	64,961.78	5.49
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	34,531.16	2.92	34,531.16	2.92
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	34,531.16	2.92	34,531.16	2.92
UTILITIES EXPENSE				
Gas & Electricity	11,288.10	0.95	11,288.10	0.95
Utilities Credits or rebates	-874.30	-0.07	-874.30	-0.07
Sewer	0.00	0.00	0.00	0.00
Water	9,981.58	0.84	9,981.58	0.84
Garbage & Trash Removal	664.00	0.06	664.00	0.06
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	699.87	0.06	699.87	0.06
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	21,759.25	1.84	21,759.25	1.84
REPAIRS & MAINTENANCE				
R&M Unit	5,252.60	0.44	5,252.60	0.44
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	400.08	0.03	400.08	0.03
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

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	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	0.00	0.00	0.00	0.00
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	0.00	0.00	0.00	0.00
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	363.20	0.03	363.20	0.03
R&M - Electrical Supplies	9.75	0.00	9.75	0.00
R&M - Landscaping Supplies	150.27	0.01	150.27	0.01
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	0.00	0.00	0.00	0.00
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

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	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	15.58	0.00	15.58	0.00
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	59.44	0.00	59.44	0.00
R&M - Painting Supplies	72.01	0.01	72.01	0.01
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	6,322.93	0.53	6,322.93	0.53

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	1,171.67	0.10	1,171.67	0.10
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	0.00	0.00	0.00	0.00
Contract R&M	41,535.00	3.51	41,535.00	3.51
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	0.00	0.00	0.00	0.00
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	978.12	0.08	978.12	0.08
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	43,684.79	3.70	43,684.79	3.70
TAXES				
Real Estate Taxes	111,761.18	9.45	111,761.18	9.45
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	111,761.18	9.45	111,761.18	9.45
INSURANCE EXPENSE				
Package Insurance	15,167.64	1.28	15,167.64	1.28
Earthquake Insurance	7,737.64	0.65	7,737.64	0.65
Umbrella Insurance	1,066.92	0.09	1,066.92	0.09
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	23,972.20	2.03	23,972.20	2.03
TOTAL OPERATING EXPENSES	335,427.76	28.37	335,427.76	28.37
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	-231.65	-0.02	-231.65	-0.02
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	-75.00	-0.01	-75.00	-0.01
Late Charges	-375.00	-0.03	-375.00	-0.03
Damages & Cleaning Fees	-32.00	0.00	-32.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	-1,225.00	-0.10	-1,225.00	-0.10
Miscellaneous Income	-9,957.55	-0.84	-9,957.55	-0.84
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	-125.49	-0.01	-125.49	-0.01
TOTAL OTHER INCOME	-12,021.69	-1.02	-12,021.69	-1.02
NET OPERATING INCOME	858,807.68	72.64	858,807.68	72.64
DEBT SERVICE EXPENSE				
Mortgage Interest	250,636.43	21.20	250,636.43	21.20
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	250,636.43	21.20	250,636.43	21.20
NET INC.BEFORE DEP.& TAX	608,171.25	51.44	608,171.25	51.44
DEPREC. & AMORT. EXPENSES				
Building Depreciation	196,545.36	16.63	196,545.36	16.63
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	0.00	0.00	0.00	0.00
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	321,362.00	27.18	321,362.00	27.18
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	1,765.29	0.15	1,765.29	0.15

Income Statement

Period = Jan 2019-Dec 2019

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	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	519,672.65	43.96	519,672.65	43.96
NET INC.(LOSS) BEF.TAXES	88,498.60	7.49	88,498.60	7.49
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	4,735.73	0.40	4,735.73	0.40
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	4,735.73	0.40	4,735.73	0.40
NET INCOME (LOSS)BK	83,762.87	7.09	83,762.87	7.09
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	346,095.87	29.28	346,095.87	29.28
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	522,760.00	76.41	522,760.00	76.41
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	2,792.11	0.41	2,792.11	0.41
Commercial Recovery Income	0.00	0.00	0.00	0.00
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	11.59	0.00	11.59	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	158,550.00	23.18	158,550.00	23.18
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	684,113.70	100.00	684,113.70	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	21,195.00	3.10	21,195.00	3.10
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	0.00	0.00	0.00	0.00
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	-150.00	-0.02	-150.00	-0.02
Credit Check Fees Paid	14.45	0.00	14.45	0.00
TOTAL RENTING EXPENSE	21,059.45	3.08	21,059.45	3.08
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	0.00	0.00	0.00	0.00
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	260.50	0.04	260.50	0.04
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	1,479.00	0.22	1,479.00	0.22
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	36,658.72	5.36	36,658.72	5.36
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	38,398.22	5.61	38,398.22	5.61
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	20,910.40	3.06	20,910.40	3.06
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	20,910.40	3.06	20,910.40	3.06
UTILITIES EXPENSE				
Gas & Electricity	7,093.12	1.04	7,093.12	1.04
Utilities Credits or rebates	-958.32	-0.14	-958.32	-0.14
Sewer	0.00	0.00	0.00	0.00
Water	7,801.94	1.14	7,801.94	1.14
Garbage & Trash Removal	128.00	0.02	128.00	0.02
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	373.83	0.05	373.83	0.05
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	14,438.57	2.11	14,438.57	2.11
REPAIRS & MAINTENANCE				
R&M Unit	4,191.10	0.61	4,191.10	0.61
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	1,617.48	0.24	1,617.48	0.24
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	933.72	0.14	933.72	0.14
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	0.00	0.00	0.00	0.00
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	150.00	0.02	150.00	0.02
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	523.01	0.08	523.01	0.08
R&M - Electrical Supplies	0.00	0.00	0.00	0.00
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	0.00	0.00	0.00	0.00
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	0.00	0.00	0.00	0.00
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	7,415.31	1.08	7,415.31	1.08

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	0.00	0.00	0.00	0.00
Contract R&M	8,870.00	1.30	8,870.00	1.30
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	0.00	0.00	0.00	0.00
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	-978.12	-0.14	-978.12	-0.14
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	7,891.88	1.15	7,891.88	1.15
TAXES				
Real Estate Taxes	65,743.98	9.61	65,743.98	9.61
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	65,743.98	9.61	65,743.98	9.61
INSURANCE EXPENSE				
Package Insurance	12,850.60	1.88	12,850.60	1.88
Earthquake Insurance	4,768.75	0.70	4,768.75	0.70
Umbrella Insurance	929.33	0.14	929.33	0.14
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	18,548.68	2.71	18,548.68	2.71
TOTAL OPERATING EXPENSES	194,406.49	28.42	194,406.49	28.42
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	-25.00	0.00	-25.00	0.00
Late Charges	-150.00	-0.02	-150.00	-0.02
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	-1,510.00	-0.22	-1,510.00	-0.22
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	-68.04	-0.01	-68.04	-0.01
TOTAL OTHER INCOME	-1,753.04	-0.26	-1,753.04	-0.26
NET OPERATING INCOME	491,460.25	71.84	491,460.25	71.84
DEBT SERVICE EXPENSE				
Mortgage Interest	146,110.99	21.36	146,110.99	21.36
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	146,110.99	21.36	146,110.99	21.36
NET INC.BEFORE DEP.& TAX	345,349.26	50.48	345,349.26	50.48
DEPREC. & AMORT. EXPENSES				
Building Depreciation	114,651.46	16.76	114,651.46	16.76
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	0.00	0.00	0.00	0.00
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	8,820.00	1.29	8,820.00	1.29
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	4,119.01	0.60	4,119.01	0.60

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	127,590.47	18.65	127,590.47	18.65
NET INC.(LOSS) BEF.TAXES	217,758.79	31.83	217,758.79	31.83
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	1,700.00	0.25	1,700.00	0.25
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	1,700.00	0.25	1,700.00	0.25
NET INCOME (LOSS)BK	216,058.79	31.58	216,058.79	31.58
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Exhibit A-3: Statement of Cash Flows for **Professional Investors 21, LLC** for period ending 9/1/2020

[Provide a statement of changes in cash position for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.



Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	863,365.00	73.03	863,365.00	73.03
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	1,691.17	0.14	1,691.17	0.14
Commercial Recovery Income	0.00	0.00	0.00	0.00
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	45.97	0.00	45.97	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	11.61	0.00	11.61	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	317,100.00	26.82	317,100.00	26.82
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	1,182,213.75	100.00	1,182,213.75	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	25,254.33	2.14	25,254.33	2.14
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	8.99	0.00	8.99	0.00
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	2,795.00	0.24	2,795.00	0.24

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	450.00	0.04	450.00	0.04
Credit Check Fees Rcvd	-175.00	-0.01	-175.00	-0.01
Credit Check Fees Paid	101.15	0.01	101.15	0.01
TOTAL RENTING EXPENSE	28,434.47	2.41	28,434.47	2.41
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	0.00	0.00	0.00	0.00
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	608.50	0.05	608.50	0.05
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	-11.24	0.00	-11.24	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	1,521.00	0.13	1,521.00	0.13
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	62,843.52	5.32	62,843.52	5.32
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	64,961.78	5.49	64,961.78	5.49
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	34,531.16	2.92	34,531.16	2.92
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	34,531.16	2.92	34,531.16	2.92
UTILITIES EXPENSE				
Gas & Electricity	11,288.10	0.95	11,288.10	0.95
Utilities Credits or rebates	-874.30	-0.07	-874.30	-0.07
Sewer	0.00	0.00	0.00	0.00
Water	9,981.58	0.84	9,981.58	0.84
Garbage & Trash Removal	664.00	0.06	664.00	0.06
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	699.87	0.06	699.87	0.06
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	21,759.25	1.84	21,759.25	1.84
REPAIRS & MAINTENANCE				
R&M Unit	5,252.60	0.44	5,252.60	0.44
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	400.08	0.03	400.08	0.03
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

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	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	0.00	0.00	0.00	0.00
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	0.00	0.00	0.00	0.00
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	363.20	0.03	363.20	0.03
R&M - Electrical Supplies	9.75	0.00	9.75	0.00
R&M - Landscaping Supplies	150.27	0.01	150.27	0.01
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	0.00	0.00	0.00	0.00
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Cash Flow Statement

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	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	15.58	0.00	15.58	0.00
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	59.44	0.00	59.44	0.00
R&M - Painting Supplies	72.01	0.01	72.01	0.01
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	6,322.93	0.53	6,322.93	0.53

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

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	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	1,171.67	0.10	1,171.67	0.10
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	0.00	0.00	0.00	0.00
Contract R&M	41,535.00	3.51	41,535.00	3.51
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	0.00	0.00	0.00	0.00
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	978.12	0.08	978.12	0.08
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	43,684.79	3.70	43,684.79	3.70
TAXES				
Real Estate Taxes	111,761.18	9.45	111,761.18	9.45
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	111,761.18	9.45	111,761.18	9.45
INSURANCE EXPENSE				
Package Insurance	15,167.64	1.28	15,167.64	1.28
Earthquake Insurance	7,737.64	0.65	7,737.64	0.65
Umbrella Insurance	1,066.92	0.09	1,066.92	0.09
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

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	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	23,972.20	2.03	23,972.20	2.03
TOTAL OPERATING EXPENSES	335,427.76	28.37	335,427.76	28.37
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	-231.65	-0.02	-231.65	-0.02
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	-75.00	-0.01	-75.00	-0.01
Late Charges	-375.00	-0.03	-375.00	-0.03
Damages & Cleaning Fees	-32.00	0.00	-32.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	-1,225.00	-0.10	-1,225.00	-0.10
Miscellaneous Income	-9,957.55	-0.84	-9,957.55	-0.84
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	-125.49	-0.01	-125.49	-0.01
TOTAL OTHER INCOME	-12,021.69	-1.02	-12,021.69	-1.02
NET OPERATING INCOME	858,807.68	72.64	858,807.68	72.64
DEBT SERVICE EXPENSE				
Mortgage Interest	250,636.43	21.20	250,636.43	21.20
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	250,636.43	21.20	250,636.43	21.20
NET INC.BEFORE DEP.& TAX	608,171.25	51.44	608,171.25	51.44
DEPREC. & AMORT. EXPENSES				
Building Depreciation	196,545.36	16.63	196,545.36	16.63
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	0.00	0.00	0.00	0.00
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	321,362.00	27.18	321,362.00	27.18
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	1,765.29	0.15	1,765.29	0.15

Cash Flow Statement

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	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	519,672.65	43.96	519,672.65	43.96
NET INC.(LOSS) BEF.TAXES	88,498.60	7.49	88,498.60	7.49
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	4,735.73	0.40	4,735.73	0.40
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	4,735.73	0.40	4,735.73	0.40
NET INCOME (LOSS)BK	83,762.87	7.09	83,762.87	7.09
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	346,095.87	29.28	346,095.87	29.28
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00
Adjustments				
Outside Management Income	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0.00

Period to Date	Beginning Balance	Ending Balance	Difference
1010 - Checking	67,361.10	72,602.03	5,240.93
1015 -Reserve Account	170,826.49	170,974.83	148.34
Escrow Account	0.00	0.00	0.00
Total Cash	238,187.59	243,576.86	5,389.27

Year to Date	Beginning Balance	Ending Balance	Difference
1010 - Checking	67,361.10	72,602.03	5,240.93
1015 -Reserve Account	170,826.49	170,974.83	148.34
Escrow Account	0.00	0.00	0.00
Total Cash	238,187.59	243,576.86	5,389.27

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	522,760.00	76.41	522,760.00	76.41
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	2,792.11	0.41	2,792.11	0.41
Commercial Recovery Income	0.00	0.00	0.00	0.00
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	11.59	0.00	11.59	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	158,550.00	23.18	158,550.00	23.18
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	684,113.70	100.00	684,113.70	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	21,195.00	3.10	21,195.00	3.10
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	0.00	0.00	0.00	0.00
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	-150.00	-0.02	-150.00	-0.02
Credit Check Fees Paid	14.45	0.00	14.45	0.00
TOTAL RENTING EXPENSE	21,059.45	3.08	21,059.45	3.08
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	0.00	0.00	0.00	0.00
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	260.50	0.04	260.50	0.04
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	1,479.00	0.22	1,479.00	0.22
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	36,658.72	5.36	36,658.72	5.36
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	38,398.22	5.61	38,398.22	5.61
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	20,910.40	3.06	20,910.40	3.06
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	20,910.40	3.06	20,910.40	3.06
UTILITIES EXPENSE				
Gas & Electricity	7,093.12	1.04	7,093.12	1.04
Utilities Credits or rebates	-958.32	-0.14	-958.32	-0.14
Sewer	0.00	0.00	0.00	0.00
Water	7,801.94	1.14	7,801.94	1.14
Garbage & Trash Removal	128.00	0.02	128.00	0.02
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	373.83	0.05	373.83	0.05
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	14,438.57	2.11	14,438.57	2.11
REPAIRS & MAINTENANCE				
R&M Unit	4,191.10	0.61	4,191.10	0.61
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	1,617.48	0.24	1,617.48	0.24
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	933.72	0.14	933.72	0.14
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	0.00	0.00	0.00	0.00
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	150.00	0.02	150.00	0.02
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	523.01	0.08	523.01	0.08
R&M - Electrical Supplies	0.00	0.00	0.00	0.00
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	0.00	0.00	0.00	0.00
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	0.00	0.00	0.00	0.00
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	7,415.31	1.08	7,415.31	1.08

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	0.00	0.00	0.00	0.00
Contract R&M	8,870.00	1.30	8,870.00	1.30
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	0.00	0.00	0.00	0.00
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	-978.12	-0.14	-978.12	-0.14
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	7,891.88	1.15	7,891.88	1.15
TAXES				
Real Estate Taxes	65,743.98	9.61	65,743.98	9.61
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	65,743.98	9.61	65,743.98	9.61
INSURANCE EXPENSE				
Package Insurance	12,850.60	1.88	12,850.60	1.88
Earthquake Insurance	4,768.75	0.70	4,768.75	0.70
Umbrella Insurance	929.33	0.14	929.33	0.14
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	18,548.68	2.71	18,548.68	2.71
TOTAL OPERATING EXPENSES	194,406.49	28.42	194,406.49	28.42
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	-25.00	0.00	-25.00	0.00
Late Charges	-150.00	-0.02	-150.00	-0.02
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	-1,510.00	-0.22	-1,510.00	-0.22
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	-68.04	-0.01	-68.04	-0.01
TOTAL OTHER INCOME	-1,753.04	-0.26	-1,753.04	-0.26
NET OPERATING INCOME	491,460.25	71.84	491,460.25	71.84
DEBT SERVICE EXPENSE				
Mortgage Interest	146,110.99	21.36	146,110.99	21.36
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	146,110.99	21.36	146,110.99	21.36
NET INC.BEFORE DEP.& TAX	345,349.26	50.48	345,349.26	50.48
DEPREC. & AMORT. EXPENSES				
Building Depreciation	114,651.46	16.76	114,651.46	16.76
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	0.00	0.00	0.00	0.00
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	8,820.00	1.29	8,820.00	1.29
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	4,119.01	0.60	4,119.01	0.60

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	127,590.47	18.65	127,590.47	18.65
NET INC.(LOSS) BEF.TAXES	217,758.79	31.83	217,758.79	31.83
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	1,700.00	0.25	1,700.00	0.25
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	1,700.00	0.25	1,700.00	0.25
NET INCOME (LOSS)BK	216,058.79	31.58	216,058.79	31.58
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00
Adjustments				
Outside Management Income	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0.00

Period to Date	Beginning Balance	Ending Balance	Difference
1010 - Checking	72,602.03	34,240.15	-38,361.88
1015 -Reserve Account	170,974.83	171,054.46	79.63
Escrow Account	0.00	0.00	0.00
Total Cash	243,576.86	205,294.61	-38,282.25

Year to Date	Beginning Balance	Ending Balance	Difference
1010 - Checking	72,602.03	34,240.15	-38,361.88
1015 -Reserve Account	170,974.83	171,054.46	79.63
Escrow Account	0.00	0.00	0.00
Total Cash	243,576.86	205,294.61	-38,282.25

Exhibit A-4: Statement of Changes in Shareholders'/Partners' Equity (*Deficit*) for Professional Investors 21, LLC for period ending 9/1/2020

[Provide a statement of changes in shareholders'/partners equity (*deficit*) for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The Debtor's professionals are in the process of conducting a forensic review of the Debtor's and controlled entities' records necessary to determine changes in the shareholders'/partners' equity ownership for the controlled entities. The Debtor will submit an updated report to the Court once this information is available.

Exhibit B: Description of Operations for Professional Investors 21, LLC

[Describe the nature and extent of the Debtor's interest in the Controlled Non-Debtor Entity.

Describe the business conducted and intended to be conducted by the Controlled Non-Debtor Entity, focusing on the entity's dominant business segments.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

The Controlled Non-Debtor Entity owns a residential property which is operated by PFI. The units are leased as residences to tenants.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit C: Description of Intercompany Claims

[List and describe the Controlled Non-Debtor Entity's claims against any other Controlled Non-Debtor Entity, together with the basis for such claims and whether each claim is contingent, unliquidated or disputed.]

Describe the source of this information.]

The source of this information is derived for the companies' Accounting System.

The companies' books show no intercompany claim.



Exhibit D: Allocation of Tax Liabilities and Assets

[Describe how income, losses, tax payments, tax refunds, or other tax attributes relating to federal, state, or local taxes have been allocated between or among the Controlled Non-Debtor Entity and one or more other Controlled Non-Debtor Entities.

Include a copy of each tax sharing or tax allocation agreement to which the entity is a party with any other Controlled Non-Debtor Entity.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System and conversations with the remaining employees of the company.

Tax liabilities are not allocated among or between any other Controlled Non-Debtor Entity.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit E: Description of Controlled Non-Debtor Entity's payments of Administrative Expenses, or Professional Fees otherwise payable by a Debtor

[Describe any payment made, or obligations incurred (or claims purchased), by the Controlled Non-Debtor Entity in connection with any claims, administrative expenses, or professional fees that have been or could be asserted against any Debtor.


Describe the source of this information.]

Based on a review of the Non-Debtor Entity's Accounting System records and conversations with current employees, the Debtor is not aware of any payments made or obligations incurred by the Controlled Non-Debtor Entity that would otherwise be payable by Debtor.



Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

 Exhibit A: Financial Statements for Professional Investors 22, LLC

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit A-1: Balance Sheet for Professional Investors 22, LLC as of 9/1/2020

[Provide a balance sheet dated as of the end of the most recent 3-month period of the current fiscal year and as of the end of the preceding fiscal year.]

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.



Balance Sheet

Period = Dec 2019

Book = Accrual

Current Balance**ASSETS****CURRENT ASSETS****CASH**

1010 - Checking	21,716.42
461 Bank Acct	0.00
501 Bank Acct	0.00
1015 -Reserve Account	0.00
1020 OLD Clearing	0.00
PFI First Community	0.00
Clearing	0.00
PISF Inc. Transfer	0.00
PFI Cash - Transfer	0.00
Money Market	0.00
Escrow Account	0.00
Fremont Checking Account	0.00
Interest Cash	0.00
Petty Cash	600.00
Cash Hammondale	0.00
Cash 461	0.00
Cash 501	0.00
TOTAL CASH	22,316.42

RECEIVABLES

Property Receivables	0.00
Loan Receivables	0.00
Other Receivables	0.00
Officer - Due to/from	0.00

ACCOUNTS RECEIVABLES

A/R Rent Due	1,082.50
A/R Other - Melissa B	0.00
A/R Other - People home equity	0.00
A/R Collections	0.00
A/R Security Deposits	0.00
TOTAL ACCOUNTS RECEIVABLES	1,082.50

RESERVES & PREPAIDS

Reserve - Insurance	11,358.55
Reserve - Improvements	0.00
Prepaid Maint. Contract	0.00
Prepaid - Leasing Comm.	0.00
Prepaid - Leasing Comm.	0.00
Prepaid Mortgage Interest	0.00
Prepaid Taxes	0.00
TOTAL RESERVES & PREPAIDS	11,358.55
TOTAL CURRENT ASSETS	34,757.47

Balance Sheet

Period = Dec 2019

Book = Accrual

Current Balance**FIXED ASSETS**

Land - Hammondale	0.00
Land	1,569,000.00
Land - 501	0.00
Land - PI 20 LLC	0.00
Land - 200 Gate 5	0.00
Land - Duffy	0.00
Land - 49 Ignacio	0.00
Land - 350 Ignacio Suite 200	0.00
Land - PI 21 LLC	0.00
Land 30 Clay Court	0.00
Land - 690 DeLong	0.00
Building	6,276,000.00
Fixtures & Appliances	0.00
Improvements	0.00
Additional basis	0.00
Accum Depreciation	-1,233,357.15
Building - 501	0.00
Accum Depreciation Building - 501	0.00
Building - PI 20	0.00
A/D Building PI 20	0.00
Building - 200 Gate 5	0.00
Open	0.00
Accum Depreciation Gate 5	0.00
Buidling Duffy Place	0.00
Accum Depreciation Duffy Place	0.00
Building 49 Ignacio	0.00
Accum Depreciation 49 Ignacio	0.00
Building - Hammondale	0.00
Accum Depr Hammondale	0.00
350 Ignacio #200	0.00
A/D 350 Ignacio #200	0.00
350 Ignacio #101	0.00
A/D 350 Ignacio #101	0.00
Building - 30 Clay Ct.	0.00
A/D 30 Clay Ct.	0.00
Building 690 DeLong	0.00
A/D Building 690 DeLong	0.00
350 Ignacio #103	0.00
A/D 350 Ingacio #103	0.00
350 Ignacio #201	0.00
350 Ignacio # 203	0.00
A/D 350 Ignacio #203	0.00
350 Ignacio #100	0.00
A/D Ignacio #100	0.00
350 Ignacio #300	0.00
A/D 350 Ignacio #300	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Furniture and Fixtures	1,302.41
A/D Furn. & Fixt.	0.00
Furniture & Fixt Hamm	0.00
Furniture & Fixt Gate	0.00
A/D Furn./Fixt. Hamm	0.00
A/D Furn./Fixt. Gate	0.00
Computers	0.00
A/D Computers	0.00
A/V Equipment	0.00
Vehicles	0.00
A/D Vehicles	0.00
Tenant Imp. 350 Ignacio	0.00
A/D Tenant Imp.	0.00
Acum. Gain (Loss) Gate	0.00
Accum. Gain (Loss) Hamm	0.00
Accum. Gain (Loss) 501	0.00
Accum Gain Loss - 461	0.00
Accum Depreciation Fixed Assets	0.00
NET FIXED ASSETS	6,612,945.26
ACQUISITION ASSETS	
Closing Costs	51,733.95
A/A Closing Costs	0.00
Syndication Costs	0.00
Loan Fees	38,109.23
Accum Amort Loan Fees	-18,743.68
Personal Property	0.00
Accum Depreciation Personal Property	0.00
Organization Costs	0.00
Accum Amort Organization Costs	0.00
NET ACQUISITION ASSETS	71,099.50
CAPITALIZED IMPROVEMENTS	
Improvements Prior 2000	0.00
2001 Bathroom Improvements	0.00
2001 Kitchen Improvements	0.00
2001 Floor Improvements	0.00
2001 Window Improvements	0.00
2001 Building Improvements	0.00
2001 Roof Improvements	0.00
2001 Other Improvements	0.00
2002 Bathroom Improvements	0.00
2002 Kitchen Improvements	0.00
2002 Floor Improvements	0.00
2002 Window Improvements	0.00
2002 Building Improvements	0.00
2002 Roof Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2002 Other Improvements	0.00
2002 Improvement Salaries	0.00
2003 Bathroom Improvements	0.00
2003 Kitchen Improvements	0.00
2003 Floor Improvements	0.00
2003 Window Improvements	0.00
461-2003 Windows Improvements	0.00
501-2003 Window Improvement	0.00
2003 Building Improvements	0.00
461-2003 Building Improvements	0.00
501-2003 Building Improvements	0.00
2003 Roof Improvements	0.00
2003 Other Improvements	0.00
461-2003 Other Improvements	0.00
501-2003 Other Improvements	0.00
2004 Bathroom Improvements	0.00
2004 Kitchen Improvements	0.00
2004 Floor Improvements	0.00
461-2004 Floor Improvements	0.00
501-2004 Floor Improvements	0.00
2004 Window Improvements	0.00
461-2004 Window Improvements	0.00
501-2004 Window Improvements	0.00
2004 Building Improvements	0.00
2004 Roof Improvements	0.00
2004 Other Improvements	0.00
461-2004 Other Improvements	0.00
501-2004 Other Improvements	0.00
2005 Bathroom Improvements	0.00
2005 Kitchen Improvements	0.00
461-2005 Kitchen Improvements	0.00
501-2005 Kitchen Improvements	0.00
2005 Floor Improvements	0.00
461-2005 Floor Improvements	0.00
501-2005 Floor Improvements	0.00
2005 Window Improvements	0.00
2005 Building Improvements	0.00
2005 Roof Improvements	0.00
2005 Other Improvements	0.00
461-2005 Other Improvements	0.00
501-2005 Other Improvements	0.00
2005 Improvement Salaries	0.00
2006 Bathroom Improvements	0.00
2006 Kitchen Improvements	0.00
461-2006 Kitchen Improvements	0.00
501-2006 Kitchen Improvements	0.00
2006 Floor Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
461-2006 Floor Improvements	0.00
501-2006 Floor Improvements	0.00
2006 Window Improvements	0.00
2006 Building Improvements	0.00
461-2006 Building Improvements	0.00
501-2006 Building Improvements	0.00
2006 Roof Improvements	0.00
2006 Other Improvements	0.00
2007 Bathroom Improvements	0.00
461-2007 Bathroom Improvements	0.00
501-2007 Bathroom Improvements	0.00
2007 Kitchen Improvements	0.00
2007 Floor Improvements	0.00
461-2007 Floor Improvements	0.00
501-2007 Floor Improvements	0.00
2007 Window Improvements	0.00
2007 Building Improvements	0.00
461-2007 Building Improvements	0.00
501-2007 Building Improvements	0.00
2007 Roof Improvements	0.00
2007 Other Improvements	0.00
461-2007 Other Improvements	0.00
501-2007 Other Improvements	0.00
2008 Bathroom Improvements	0.00
461-2008 Bathrooms Improvements	0.00
501-2008 Bathroom Improvements	0.00
2008 Kitchen Improvements	0.00
461-2008 Kitchen Improvements	0.00
501-2008 Kitchen Improvements	0.00
2008 Floor Improvements	0.00
461-2008 Floor Improvements	0.00
501-2008 Floor Improvements	0.00
2008 Window Improvements	0.00
2008 Building Improvements	0.00
2008 Roof Improvements	0.00
2008 Other Improvements	0.00
461-2008 Other Improvements	0.00
501-2008 Other Improvements	0.00
2009 Bathroom Improvements	0.00
2009 Kitchen Improvements	0.00
2009 Floor Improvements	0.00
2009 Window Improvements	0.00
2009 Building Improvements	0.00
2009 Roof Improvements	0.00
2009 Other Improvements	0.00
461-2009 Other Improvements	0.00
501-2009 Other Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2010 Other Improvements	0.00
2011 Other Improvements	0.00
2012 Other Improvements	0.00
2013 Other Improvements	0.00
2013-Roof Improvement	0.00
2014 Other Improvements	56,367.06
2014 T/O Misc. Expense	8,610.24
2014 T/O Materials	19,872.59
2014 T/O Outside Vendor	39,024.27
2014 - Roof	0.00
2015 Other Improvements	42,706.31
T/O Misc. Exp.	29,442.85
2015 T/O Materiales	41,319.95
T/O Outside Vendor	80,044.87
2016 Other Improvements	55,488.49
2016 T/O Misc. Exp.	8,494.22
2016 T/O Materials	9,849.31
2016 T/O outside vendors	22,549.09
2016 Hills Assessments	0.00
2017 Other Improvements	34,101.83
2017 T/O Misc. Exp.	0.00
2017 T/O Materials	17,462.82
2017 T/O Outside Vendor	40,207.74
2017 Hills Assessments	0.00
2018 Other Improvements	94,729.15
2018 T/O Misc. Exp.	4,276.48
2018 T/O Materials	13,221.55
2018 T/O Outside Vendor	25,086.87
2018 Hills Assessments	0.00
2019 Other Improvements	53,653.30
2019 T/O Misc. Exp.	5,014.96
2019 T/O Materials	13,884.95
2019 T/O Outside Vendor	24,303.50
2019 Hills Assessments	0.00
2020 Other Improvements	0.00
2020 T/O Misc. Exp.	0.00
2020 T/O Materials	0.00
2020 T/O Outside Vendor	0.00
2020 Hills Assessments	0.00
TOTAL CAPITAL IMPROVEMENTS	739,712.40
Accum Deprec - Capital Improvements	563,575.77
NET CAPITALIZED IMPROVEMENTS	176,136.63
 OTHER ASSETS	
Security Deposits	0.00
Investment - LLC 21	0.00
Investment - LLC 24	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Investment - LLC 27	0.00
Investment - LLC 28	0.00
Investment - LLC 29	0.00
Investment - LLC 25	0.00
Investment - LLC 26	0.00
Investment - LLC 31	0.00
Investment - LLC 34	0.00
Investment - LLC 35	0.00
Investment - LLC 36	0.00
Investment LLC 37	1,600,000.00
Investment LLC 38	0.00
Investment - LLC 39	0.00
Investment - LLC 40	0.00
Investment - LLC 41	0.00
Investment - LLC 42	0.00
Investment - LLC 43	0.00
investment - LLC 45	0.00
<i>Investment in 48</i>	<i>0.00</i>
BofA Teller Rental	0.00
Investment - 16914	0.00
Investment - Rafael Gardens	0.00
Investment - 1129 3rd Street	0.00
LP Units	0.00
Investment - US Performing Arts	0.00
Investment - Marin CoWork	0.00
Limited Liability Companies	0.00
TOTAL OTHER ASSETS	1,600,000.00
LONG TERM RECEIVABLES	
PISF I	0.00
Duffy Due to/from	0.00
PISF III	0.00
PISF IV	0.00
PISF VI	0.00
PISF VII	0.00
PISF IX	0.00
PISF XI	0.00
PISF XII	0.00
PISF XIII	0.00
PISF XIV	0.00
PISF XV	0.00
PISF XVI	0.00
PISF XVII	0.00
PISF XVIII	0.00
461 Due To/From	0.00
501 Due/To From	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Hammondale Due To/From	0.00
21 Due/to From	0.00
In process Lease litigation	0.00
LLC 20	0.00
LLC 21	0.00
LLC 22	0.00
LLC 23	0.00
LLC 24	0.00
LLC 25	0.00
LLC 26	0.00
LLC 27	0.00
LLC 28	0.00
LLC 29	0.00
LLC 30	0.00
LLC 30	0.00
LLC 31	0.00
LLC 32	0.00
LLC 33	0.00
LLC 34	0.00
LLC 35	0.00
LLC 36	0.00
LLC 37	0.00
LLC 38	0.00
LLC 39	0.00
LLC 40	0.00
LLC 41	0.00
LLC 42	0.00
LLC 43	0.00
LLC 44	0.00
LLC 45	0.00
LLC 46	0.00
LLC 47	0.00
LLC 48	0.00
Due to/from LLC 49	0.00
PI LLC 50	0.00
PI 51 LLC	0.00
Due to/from Gate 5	0.00
PV 1 Due to/from	0.00
885 Due to/from	0.00
107 Due to/from	0.00
481 Due to/from	0.00
515 Due to/from	0.00
300 Due to/From PISF	0.00
Paul Drive Due to/from	0.00
353 BMK due to/from	0.00
49 Ignacio due to/from	0.00
Due To/From GP	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Due To/From 16914	0.00
Due To/From PISF, Inc.	0.00
Due To/From PIM	0.00
Note Receivable	0.00
7200 Redwood Due to/From	0.00
355 Due to / from	0.00
Due to/from 350 Ignacio Assoc.	0.00
1222 Due to/from	0.00
419 Prospect due to/from	0.00
TOTAL LONG TERM RECEIVABLES	0.00
TOTAL ASSETS	8,494,938.86
LIABILITIES & EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	4,275.77
Deferred Revenue	0.00
Unearned Rent	2,727.01
FTB Taxes Payable	0.00
PPP Loan	0.00
Property Tax Payable	0.00
Insurance Payable	0.00
Accrued Expenses	0.00
TOTAL CURRENT LIABILITIES	7,002.78
LONG TERM LIABILITIES	
Notes Payable	0.00
Notes Payable LLC 48	0.00
Deed of Trust Payable	0.00
Accrued Interest	0.00
Security Deposits Liability	69,831.00
Security Deposit Clearing	0.00
Pet Deposit Payable	2,500.00
Unearned Income	0.00
Mortgage Payable	7,000,000.00
1st Mortgage 461	0.00
2nd Mortgage 461	0.00
1st Mortgage 501	0.00
1st Deed 350, Suite 201	0.00
2nd Deed 350, Suite 201	0.00
1st Deed 350, Suite 200	0.00
First Mortgage 350 Suite 203	0.00
1st Deed 350 Suites 101, 103	0.00
Other Liabilities	0.00
Accum K-1 Losses	0.00
1st Mortgage Gate 5	0.00
2nd Deed Gate 5	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
1st Mortgage Duffy Place	0.00
2nd Deed Duffy Place	0.00
1st Mortgage 49 Ignacio	0.00
2nd Deed 49 Ignacio	0.00
TOTAL LONG TERM LIABILITIES	7,072,331.00
TOTAL LIABILITIES	7,079,333.78
 EQUITY	
Common Stock	0.00
Capital Contributions	3,500,000.00
Capital Receivable	0.00
Less: Repurchased Units	0.00
TIC Ownership	0.00
L.P. Distributions	0.00
G.P. Distributions	0.00
Premium on Repurch Units	0.00
Previous Period Adjmts	0.00
Member Distribution	-1,845,213.01
Dist. 38 to 20	0.00
Dist. 38 to 21	0.00
Dist. 37 to 22	0.00
Inter Co. PFI - PV1	0.00
Inter Co PFI - Gate 5	0.00
Inter Co PFI - Duffy	0.00
Inter Co PFI - Hamm	0.00
Inter Co PFI - 107	0.00
Inter Co PFI - 461	0.00
Inter Co PFI - 501	0.00
Inter Co PFI - 49	0.00
Inter Co PFI - 885	0.00
Inter Co. PFI - 515	0.00
Inter-Co PFI - 355	0.00
InterCo PFI - 7200	0.00
InterCo PFI-117	0.00
InterCo PFI - 7 Merry	0.00
InterCo PFI - 16914	0.00
InterCo PFI - Paul	0.00
InterCo PFI - 353	0.00
InterCo PFI - 1506	0.00
InterCo PFI - 1222	0.00
InterCo PFI - 419	0.00
Inter Co PFI - 19 Merrydale	0.00
Inter Co PFI - 1129	0.00
Inter Co PFI - 1315	0.00
Inter-Co. PFI - 1732	0.00
Inter-Co PFI-390	0.00
Inter Co PFI-santaland	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Retained Earnings	-208,228.18
Retained Earnings - Owned Properties	0.00
K1-Losses	163,152.27
Net Income (Loss) Current	-194,106.00
Appliance Depreciation	0.00
TOTAL EQUITY	1,415,605.08
TOTAL LIABILITIES & EQUITY	8,494,938.86
Total of All	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

Current Balance**ASSETS****CURRENT ASSETS****CASH**

1010 - Checking	34,235.50
461 Bank Acct	0.00
501 Bank Acct	0.00
1015 -Reserve Account	0.00
1020 OLD Clearing	0.00
PFI First Community	0.00
Clearing	0.00
PISF Inc. Transfer	0.00
PFI Cash - Transfer	0.00
Money Market	0.00
Escrow Account	0.00
Fremont Checking Account	0.00
Interest Cash	0.00
Petty Cash	300.00
Cash Hammondale	0.00
Cash 461	0.00
Cash 501	0.00
TOTAL CASH	34,535.50

RECEIVABLES

Property Receivables	0.00
Loan Receivables	0.00
Other Receivables	0.00
Officer - Due to/from	0.00

ACCOUNTS RECEIVABLES

A/R Rent Due	2,900.91
A/R Other - Melissa B	0.00
A/R Other - People home equity	0.00
A/R Collections	0.00
A/R Security Deposits	0.00
TOTAL ACCOUNTS RECEIVABLES	2,900.91

RESERVES & PREPAIDS

Reserve - Insurance	18,739.38
Reserve - Improvements	0.00
Prepaid Maint. Contract	0.00
Prepaid - Leasing Comm.	0.00
Prepaid - Leasing Comm.	0.00
Prepaid Mortgage Interest	0.00
Prepaid Taxes	0.00
TOTAL RESERVES & PREPAIDS	18,739.38
TOTAL CURRENT ASSETS	56,175.79

Balance Sheet

Period = Jul 2020

Book = Accrual

Current Balance**FIXED ASSETS**

Land - Hammondale	0.00
Land	1,569,000.00
Land - 501	0.00
Land - PI 20 LLC	0.00
Land - 200 Gate 5	0.00
Land - Duffy	0.00
Land - 49 Ignacio	0.00
Land - 350 Ignacio Suite 200	0.00
Land - PI 21 LLC	0.00
Land 30 Clay Court	0.00
Land - 690 DeLong	0.00
Building	6,276,000.00
Fixtures & Appliances	0.00
Improvements	0.00
Additional basis	0.00
Accum Depreciation	-1,365,561.39
Building - 501	0.00
Accum Depreciation Building - 501	0.00
Building - PI 20	0.00
A/D Building PI 20	0.00
Building - 200 Gate 5	0.00
Open	0.00
Accum Depreciation Gate 5	0.00
Buidling Duffy Place	0.00
Accum Depreciation Duffy Place	0.00
Building 49 Ignacio	0.00
Accum Depreciation 49 Ignacio	0.00
Building - Hammondale	0.00
Accum Depr Hammondale	0.00
350 Ignacio #200	0.00
A/D 350 Ignacio #200	0.00
350 Ignacio #101	0.00
A/D 350 Ignacio #101	0.00
Building - 30 Clay Ct.	0.00
A/D 30 Clay Ct.	0.00
Building 690 DeLong	0.00
A/D Building 690 DeLong	0.00
350 Ignacio #103	0.00
A/D 350 Ingacio #103	0.00
350 Ignacio #201	0.00
350 Ignacio # 203	0.00
A/D 350 Ignacio #203	0.00
350 Ignacio #100	0.00
A/D Ignacio #100	0.00
350 Ignacio #300	0.00
A/D 350 Ignacio #300	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Furniture and Fixtures	1,302.41
A/D Furn. & Fixt.	0.00
Furniture & Fixt Hamm	0.00
Furniture & Fixt Gate	0.00
A/D Furn./Fixt. Hamm	0.00
A/D Furn./Fixt. Gate	0.00
Computers	0.00
A/D Computers	0.00
A/V Equipment	0.00
Vehicles	0.00
A/D Vehicles	0.00
Tenant Imp. 350 Ignacio	0.00
A/D Tenant Imp.	0.00
Acum. Gain (Loss) Gate	0.00
Accum. Gain (Loss) Hamm	0.00
Accum. Gain (Loss) 501	0.00
Accum Gain Loss - 461	0.00
Accum Depreciation Fixed Assets	0.00
NET FIXED ASSETS	6,480,741.02
ACQUISITION ASSETS	
Closing Costs	51,733.95
A/A Closing Costs	0.00
Syndication Costs	0.00
Loan Fees	38,109.23
Accum Amort Loan Fees	-21,003.00
Personal Property	0.00
Accum Depreciation Personal Property	0.00
Organization Costs	0.00
Accum Amort Organization Costs	0.00
NET ACQUISITION ASSETS	68,840.18
CAPITALIZED IMPROVEMENTS	
Improvements Prior 2000	0.00
2001 Bathroom Improvements	0.00
2001 Kitchen Improvements	0.00
2001 Floor Improvements	0.00
2001 Window Improvements	0.00
2001 Building Improvements	0.00
2001 Roof Improvements	0.00
2001 Other Improvements	0.00
2002 Bathroom Improvements	0.00
2002 Kitchen Improvements	0.00
2002 Floor Improvements	0.00
2002 Window Improvements	0.00
2002 Building Improvements	0.00
2002 Roof Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2002 Other Improvements	0.00
2002 Improvement Salaries	0.00
2003 Bathroom Improvements	0.00
2003 Kitchen Improvements	0.00
2003 Floor Improvements	0.00
2003 Window Improvements	0.00
461-2003 Windows Improvements	0.00
501-2003 Window Improvement	0.00
2003 Building Improvements	0.00
461-2003 Building Improvements	0.00
501-2003 Building Improvements	0.00
2003 Roof Improvements	0.00
2003 Other Improvements	0.00
461-2003 Other Improvements	0.00
501-2003 Other Improvements	0.00
2004 Bathroom Improvements	0.00
2004 Kitchen Improvements	0.00
2004 Floor Improvements	0.00
461-2004 Floor Improvements	0.00
501-2004 Floor Improvements	0.00
2004 Window Improvements	0.00
461-2004 Window Improvements	0.00
501-2004 Window Improvements	0.00
2004 Building Improvements	0.00
2004 Roof Improvements	0.00
2004 Other Improvements	0.00
461-2004 Other Improvements	0.00
501-2004 Other Improvements	0.00
2005 Bathroom Improvements	0.00
2005 Kitchen Improvements	0.00
461-2005 Kitchen Improvements	0.00
501-2005 Kitchen Improvements	0.00
2005 Floor Improvements	0.00
461-2005 Floor Improvements	0.00
501-2005 Floor Improvements	0.00
2005 Window Improvements	0.00
2005 Building Improvements	0.00
2005 Roof Improvements	0.00
2005 Other Improvements	0.00
461-2005 Other Improvements	0.00
501-2005 Other Improvements	0.00
2005 Improvement Salaries	0.00
2006 Bathroom Improvements	0.00
2006 Kitchen Improvements	0.00
461-2006 Kitchen Improvements	0.00
501-2006 Kitchen Improvements	0.00
2006 Floor Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
461-2006 Floor Improvements	0.00
501-2006 Floor Improvements	0.00
2006 Window Improvements	0.00
2006 Building Improvements	0.00
461-2006 Building Improvements	0.00
501-2006 Building Improvements	0.00
2006 Roof Improvements	0.00
2006 Other Improvements	0.00
2007 Bathroom Improvements	0.00
461-2007 Bathroom Improvements	0.00
501-2007 Bathroom Improvements	0.00
2007 Kitchen Improvements	0.00
2007 Floor Improvements	0.00
461-2007 Floor Improvements	0.00
501-2007 Floor Improvements	0.00
2007 Window Improvements	0.00
2007 Building Improvements	0.00
461-2007 Building Improvements	0.00
501-2007 Building Improvements	0.00
2007 Roof Improvements	0.00
2007 Other Improvements	0.00
461-2007 Other Improvements	0.00
501-2007 Other Improvements	0.00
2008 Bathroom Improvements	0.00
461-2008 Bathrooms Improvements	0.00
501-2008 Bathroom Improvements	0.00
2008 Kitchen Improvements	0.00
461-2008 Kitchen Improvements	0.00
501-2008 Kitchen Improvements	0.00
2008 Floor Improvements	0.00
461-2008 Floor Improvements	0.00
501-2008 Floor Improvements	0.00
2008 Window Improvements	0.00
2008 Building Improvements	0.00
2008 Roof Improvements	0.00
2008 Other Improvements	0.00
461-2008 Other Improvements	0.00
501-2008 Other Improvements	0.00
2009 Bathroom Improvements	0.00
2009 Kitchen Improvements	0.00
2009 Floor Improvements	0.00
2009 Window Improvements	0.00
2009 Building Improvements	0.00
2009 Roof Improvements	0.00
2009 Other Improvements	0.00
461-2009 Other Improvements	0.00
501-2009 Other Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2010 Other Improvements	0.00
2011 Other Improvements	0.00
2012 Other Improvements	0.00
2013 Other Improvements	0.00
2013-Roof Improvement	0.00
2014 Other Improvements	56,367.06
2014 T/O Misc. Expense	8,610.24
2014 T/O Materials	19,872.59
2014 T/O Outside Vendor	39,024.27
2014 - Roof	0.00
2015 Other Improvements	42,706.31
T/O Misc. Exp.	29,442.85
2015 T/O Materiales	41,319.95
T/O Outside Vendor	80,044.87
2016 Other Improvements	55,488.49
2016 T/O Misc. Exp.	8,494.22
2016 T/O Materials	9,849.31
2016 T/O outside vendors	22,549.09
2016 Hills Assessments	0.00
2017 Other Improvements	34,101.83
2017 T/O Misc. Exp.	0.00
2017 T/O Materials	17,462.82
2017 T/O Outside Vendor	40,207.74
2017 Hills Assessments	0.00
2018 Other Improvements	94,729.15
2018 T/O Misc. Exp.	4,276.48
2018 T/O Materials	13,221.55
2018 T/O Outside Vendor	25,086.87
2018 Hills Assessments	0.00
2019 Other Improvements	53,653.30
2019 T/O Misc. Exp.	5,014.96
2019 T/O Materials	13,884.95
2019 T/O Outside Vendor	24,303.50
2019 Hills Assessments	0.00
2020 Other Improvements	5,318.40
2020 T/O Misc. Exp.	3,149.00
2020 T/O Materials	12,744.85
2020 T/O Outside Vendor	44,518.50
2020 Hills Assessments	0.00
TOTAL CAPITAL IMPROVEMENTS	805,443.15
Accum Deprec - Capital Improvements	619,601.46
NET CAPITALIZED IMPROVEMENTS	185,841.69
 OTHER ASSETS	
Security Deposits	0.00
Investment - LLC 21	0.00
Investment - LLC 24	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Investment - LLC 27	0.00
Investment - LLC 28	0.00
Investment - LLC 29	0.00
Investment - LLC 25	0.00
Investment - LLC 26	0.00
Investment - LLC 31	0.00
Investment - LLC 34	0.00
Investment - LLC 35	0.00
Investment - LLC 36	0.00
Investment LLC 37	1,600,000.00
Investment LLC 38	0.00
Investment - LLC 39	0.00
Investment - LLC 40	0.00
Investment - LLC 41	0.00
Investment - LLC 42	0.00
Investment - LLC 43	0.00
investment - LLC 45	0.00
<i>Investment in 48</i>	<i>0.00</i>
BofA Teller Rental	0.00
Investment - 16914	451.01
Investment - Rafael Gardens	0.00
Investment - 1129 3rd Street	0.00
LP Units	0.00
Investment - US Performing Arts	0.00
Investment - Marin CoWork	0.00
Limited Liability Companies	0.00
TOTAL OTHER ASSETS	1,600,451.01
 LONG TERM RECEIVABLES	
PISF I	0.00
Duffy Due to/from	0.00
PISF III	0.00
PISF IV	0.00
PISF VI	0.00
PISF VII	0.00
PISF IX	0.00
PISF XI	0.00
PISF XII	0.00
PISF XIII	0.00
PISF XIV	0.00
PISF XV	0.00
PISF XVI	0.00
PISF XVII	0.00
PISF XVIII	0.00
461 Due To/From	0.00
501 Due/To From	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Hammondale Due To/From	0.00
21 Due/to From	0.00
In process Lease litigation	0.00
LLC 20	0.00
LLC 21	0.00
LLC 22	0.00
LLC 23	0.00
LLC 24	0.00
LLC 25	0.00
LLC 26	0.00
LLC 27	0.00
LLC 28	0.00
LLC 29	100.22
LLC 30	0.00
LLC 30	0.00
LLC 31	0.00
LLC 32	0.00
LLC 33	0.00
LLC 34	0.00
LLC 35	0.00
LLC 36	0.00
LLC 37	0.00
LLC 38	0.00
LLC 39	0.00
LLC 40	0.00
LLC 41	0.00
LLC 42	0.00
LLC 43	0.00
LLC 44	0.00
LLC 45	0.00
LLC 46	0.00
LLC 47	0.00
LLC 48	0.00
Due to/from LLC 49	0.00
PI LLC 50	0.00
PI 51 LLC	0.00
Due to/from Gate 5	0.00
PV 1 Due to/from	0.00
885 Due to/from	400.90
107 Due to/from	0.00
481 Due to/from	0.00
515 Due to/from	0.00
300 Due to/From PISF	0.00
Paul Drive Due to/from	0.00
353 BMK due to/from	0.00
49 Ignacio due to/from	0.00
Due To/From GP	-92,000.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Due To/From 16914	0.00
Due To/From PISF, Inc.	0.00
Due To/From PIM	0.00
Note Receivable	0.00
7200 Redwood Due to/From	0.00
355 Due to / from	200.45
Due to/from 350 Ignacio Assoc.	0.00
1222 Due to/from	0.00
419 Prospect due to/from	0.00
TOTAL LONG TERM RECEIVABLES	-91,298.43
TOTAL ASSETS	8,300,751.26
LIABILITIES & EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	768.56
Deferred Revenue	0.00
Unearned Rent	2,432.17
FTB Taxes Payable	0.00
PPP Loan	0.00
Property Tax Payable	12,911.99
Insurance Payable	0.00
Accrued Expenses	0.00
TOTAL CURRENT LIABILITIES	16,112.72
LONG TERM LIABILITIES	
Notes Payable	0.00
Notes Payable LLC 48	0.00
Deed of Trust Payable	0.00
Accrued Interest	0.00
Security Deposits Liability	66,766.00
Security Deposit Clearing	-0.01
Pet Deposit Payable	3,500.00
Unearned Income	0.00
Mortgage Payable	7,000,000.00
1st Mortgage 461	0.00
2nd Mortgage 461	0.00
1st Mortgage 501	0.00
1st Deed 350, Suite 201	0.00
2nd Deed 350, Suite 201	0.00
1st Deed 350, Suite 200	0.00
First Mortgage 350 Suite 203	0.00
1st Deed 350 Suites 101, 103	0.00
Other Liabilities	0.00
Accum K-1 Losses	0.00
1st Mortgage Gate 5	0.00
2nd Deed Gate 5	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
1st Mortgage Duffy Place	0.00
2nd Deed Duffy Place	0.00
1st Mortgage 49 Ignacio	0.00
2nd Deed 49 Ignacio	0.00
TOTAL LONG TERM LIABILITIES	7,070,265.99
TOTAL LIABILITIES	7,086,378.71
 EQUITY	
Common Stock	0.00
Capital Contributions	3,500,000.00
Capital Receivable	0.00
Less: Repurchased Units	0.00
TIC Ownership	0.00
L.P. Distributions	0.00
G.P. Distributions	0.00
Premium on Repurch Units	0.00
Previous Period Adjmts	0.00
Member Distribution	-2,055,213.01
Dist. 38 to 20	0.00
Dist. 38 to 21	0.00
Dist. 37 to 22	0.00
Inter Co. PFI - PV1	0.00
Inter Co PFI - Gate 5	0.00
Inter Co PFI - Duffy	0.00
Inter Co PFI - Hamm	0.00
Inter Co PFI - 107	0.00
Inter Co PFI - 461	0.00
Inter Co PFI - 501	0.00
Inter Co PFI - 49	0.00
Inter Co PFI - 885	0.00
Inter Co. PFI - 515	0.00
Inter-Co PFI - 355	0.00
InterCo PFI - 7200	0.00
InterCo PFI-117	0.00
InterCo PFI - 7 Merry	0.00
InterCo PFI - 16914	0.00
InterCo PFI - Paul	0.00
InterCo PFI - 353	0.00
InterCo PFI - 1506	0.00
InterCo PFI - 1222	0.00
InterCo PFI - 419	0.00
Inter Co PFI - 19 Merrydale	0.00
Inter Co PFI - 1129	0.00
Inter Co PFI - 1315	0.00
Inter-Co. PFI - 1732	0.00
Inter-Co PFI-390	0.00
Inter Co PFI-santaland	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Retained Earnings	-402,334.18
Retained Earnings - Owned Properties	0.00
K1-Losses	163,152.27
Net Income (Loss) Current	8,767.47
Appliance Depreciation	0.00
TOTAL EQUITY	1,214,372.55
TOTAL LIABILITIES & EQUITY	8,300,751.26
Total of All	0.00

Exhibit A-2: Statement of Income (*Loss*) for Professional Investors 22, LLC for period ending 9/1/2020

[Provide a statement of income (*loss*) for the following periods:

(i) For the initial report:

- a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and
- b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	1,041,675.00	89.81	1,041,675.00	89.81
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	8,044.00	0.69	8,044.00	0.69
Pet Rent	420.00	0.04	420.00	0.04
Laundry income	13,739.91	1.18	13,739.91	1.18
Commercial Recovery Income	0.00	0.00	0.00	0.00
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	96,000.00	8.28	96,000.00	8.28
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	1,159,878.91	100.00	1,159,878.91	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	42,394.68	3.66	42,394.68	3.66
Promo/Move-In Incentives	6,100.00	0.53	6,100.00	0.53
Referral Fees	200.00	0.02	200.00	0.02
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	135.20	0.01	135.20	0.01
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	635.04	0.05	635.04	0.05
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	2,174.99	0.19	2,174.99	0.19

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	4,525.00	0.39	4,525.00	0.39
Credit Check Fees Rcvd	-500.00	-0.04	-500.00	-0.04
Credit Check Fees Paid	390.15	0.03	390.15	0.03
TOTAL RENTING EXPENSE	56,055.06	4.83	56,055.06	4.83
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	0.00	0.00	0.00	0.00
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	458.50	0.04	458.50	0.04
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	1,446.45	0.12	1,446.45	0.12
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	564.00	0.05	564.00	0.05
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	2,468.95	0.21	2,468.95	0.21
MANAGEMENT EXPENSES				
Manager - Apartment Unit	20,070.00	1.73	20,070.00	1.73
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	38,605.12	3.33	38,605.12	3.33
Manager Utility Expense	600.00	0.05	600.00	0.05
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	62,506.20	5.39	62,506.20	5.39
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	21.20	0.00	21.20	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	121,802.52	10.50	121,802.52	10.50
UTILITIES EXPENSE				
Gas & Electricity	20,009.88	1.73	20,009.88	1.73
Utilities Credits or rebates	-1,092.55	-0.09	-1,092.55	-0.09
Sewer	0.00	0.00	0.00	0.00
Water	37,693.52	3.25	37,693.52	3.25
Garbage & Trash Removal	39,946.18	3.44	39,946.18	3.44
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	2,833.70	0.24	2,833.70	0.24
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	99,390.73	8.57	99,390.73	8.57
REPAIRS & MAINTENANCE				
R&M Unit	11,311.84	0.98	11,311.84	0.98
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	432.55	0.04	432.55	0.04
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	5,200.00	0.45	5,200.00	0.45
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	2,685.00	0.23	2,685.00	0.23
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	1,662.61	0.14	1,662.61	0.14
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	2,451.96	0.21	2,451.96	0.21
R&M - Electrical Supplies	833.04	0.07	833.04	0.07
R&M - Landscaping Supplies	36.50	0.00	36.50	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	2,986.77	0.26	2,986.77	0.26
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	231.16	0.02	231.16	0.02
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	953.94	0.08	953.94	0.08
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	124.29	0.01	124.29	0.01
R&M - Painting Supplies	414.94	0.04	414.94	0.04
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	29,324.60	2.53	29,324.60	2.53

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	365.67	0.03	365.67	0.03
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	3,559.00	0.31	3,559.00	0.31
Contract - Electrical & Lighting	377.00	0.03	377.00	0.03
Contract - HVAC Maint.	2,703.30	0.23	2,703.30	0.23
Contract R&M	17,149.50	1.48	17,149.50	1.48
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	0.00	0.00	0.00	0.00
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	67,776.00	5.84	67,776.00	5.84
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	1,980.00	0.17	1,980.00	0.17
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	93,910.47	8.10	93,910.47	8.10
TAXES				
Real Estate Taxes	147,565.22	12.72	147,565.22	12.72
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	147,565.22	12.72	147,565.22	12.72
INSURANCE EXPENSE				
Package Insurance	13,367.35	1.15	13,367.35	1.15
Earthquake Insurance	10,063.83	0.87	10,063.83	0.87
Umbrella Insurance	2,653.31	0.23	2,653.31	0.23
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	26,084.49	2.25	26,084.49	2.25
TOTAL OPERATING EXPENSES	576,602.04	49.71	576,602.04	49.71
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	-75.00	-0.01	-75.00	-0.01
Late Charges	-3,750.00	-0.32	-3,750.00	-0.32
Damages & Cleaning Fees	-827.50	-0.07	-827.50	-0.07
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	-6,111.00	-0.53	-6,111.00	-0.53
Miscellaneous Income	-4,250.00	-0.37	-4,250.00	-0.37
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-15,013.50	-1.29	-15,013.50	-1.29
NET OPERATING INCOME	598,290.37	51.58	598,290.37	51.58
DEBT SERVICE EXPENSE				
Mortgage Interest	275,799.96	23.78	275,799.96	23.78
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	275,799.96	23.78	275,799.96	23.78
NET INC.BEFORE DEP.& TAX	322,490.41	27.80	322,490.41	27.80
DEPREC. & AMORT. EXPENSES				
Building Depreciation	226,635.84	19.54	226,635.84	19.54
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	0.00	0.00	0.00	0.00
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	119,000.04	10.26	119,000.04	10.26
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	3,873.12	0.33	3,873.12	0.33

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	349,509.00	30.13	349,509.00	30.13
NET INC.(LOSS) BEF.TAXES	-27,018.59	-2.33	-27,018.59	-2.33
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	3,935.14	0.34	3,935.14	0.34
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	3,935.14	0.34	3,935.14	0.34
NET INCOME (LOSS)BK	-30,953.73	-2.67	-30,953.73	-2.67
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	163,152.27	14.07	163,152.27	14.07
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	616,896.67	90.97	616,896.67	90.97
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	4,154.67	0.61	4,154.67	0.61
Pet Rent	245.00	0.04	245.00	0.04
Laundry income	8,823.85	1.30	8,823.85	1.30
Commercial Recovery Income	0.00	0.00	0.00	0.00
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	48,000.00	7.08	48,000.00	7.08
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	678,120.19	100.00	678,120.19	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	56,501.50	8.33	56,501.50	8.33
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	0.00	0.00	0.00	0.00
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	75.00	0.01	75.00	0.01

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	-200.00	-0.03	-200.00	-0.03
Credit Check Fees Paid	70.25	0.01	70.25	0.01
TOTAL RENTING EXPENSE	56,446.75	8.32	56,446.75	8.32
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	0.00	0.00	0.00	0.00
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	160.50	0.02	160.50	0.02
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	397.41	0.06	397.41	0.06
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	691.00	0.10	691.00	0.10
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	1,248.91	0.18	1,248.91	0.18
MANAGEMENT EXPENSES				
Manager - Apartment Unit	7,541.94	1.11	7,541.94	1.11
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	19,098.03	2.82	19,098.03	2.82
Manager Utility Expense	350.00	0.05	350.00	0.05
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	37,054.80	5.46	37,054.80	5.46
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	64,044.77	9.44	64,044.77	9.44
UTILITIES EXPENSE				
Gas & Electricity	12,863.19	1.90	12,863.19	1.90
Utilities Credits or rebates	-805.32	-0.12	-805.32	-0.12
Sewer	0.00	0.00	0.00	0.00
Water	16,133.53	2.38	16,133.53	2.38
Garbage & Trash Removal	24,106.79	3.55	24,106.79	3.55
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	1,536.54	0.23	1,536.54	0.23
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	53,834.73	7.94	53,834.73	7.94
REPAIRS & MAINTENANCE				
R&M Unit	4,053.53	0.60	4,053.53	0.60
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	910.92	0.13	910.92	0.13
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	157.09	0.02	157.09	0.02
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	2,642.93	0.39	2,642.93	0.39
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	58.00	0.01	58.00	0.01
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

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	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	1,570.83	0.23	1,570.83	0.23
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	565.00	0.08	565.00	0.08
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	1,020.46	0.15	1,020.46	0.15
R&M - Electrical Supplies	503.68	0.07	503.68	0.07
R&M - Landscaping Supplies	432.30	0.06	432.30	0.06
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	449.47	0.07	449.47	0.07
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	512.27	0.08	512.27	0.08
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	300.87	0.04	300.87	0.04
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	23.68	0.00	23.68	0.00
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	80.95	0.01	80.95	0.01
R&M - Painting Supplies	50.26	0.01	50.26	0.01
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	141.87	0.02	141.87	0.02
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	13,474.11	1.99	13,474.11	1.99

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	0.00	0.00	0.00	0.00
Contract R&M	2,176.00	0.32	2,176.00	0.32
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	81.75	0.01	81.75	0.01
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	375.00	0.06	375.00	0.06
Contract - Landscaping	26,350.00	3.89	26,350.00	3.89
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	1,002.54	0.15	1,002.54	0.15
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	29,985.29	4.42	29,985.29	4.42
TAXES				
Real Estate Taxes	90,383.93	13.33	90,383.93	13.33
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	90,383.93	13.33	90,383.93	13.33
INSURANCE EXPENSE				
Package Insurance	8,380.19	1.24	8,380.19	1.24
Earthquake Insurance	6,323.94	0.93	6,323.94	0.93
Umbrella Insurance	1,550.50	0.23	1,550.50	0.23
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	16,254.63	2.40	16,254.63	2.40
TOTAL OPERATING EXPENSES	325,673.12	48.03	325,673.12	48.03
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	-1,125.00	-0.17	-1,125.00	-0.17
Damages & Cleaning Fees	-462.76	-0.07	-462.76	-0.07
Forfeited Tenant Deposit	-500.00	-0.07	-500.00	-0.07
T/O - S/D Charges to Tenant	-5,605.20	-0.83	-5,605.20	-0.83
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-7,692.96	-1.13	-7,692.96	-1.13
NET OPERATING INCOME	360,140.03	53.11	360,140.03	53.11
DEBT SERVICE EXPENSE				
Mortgage Interest	160,883.31	23.72	160,883.31	23.72
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	160,883.31	23.72	160,883.31	23.72
NET INC.BEFORE DEP.& TAX	199,256.72	29.38	199,256.72	29.38
DEPREC. & AMORT. EXPENSES				
Building Depreciation	132,204.24	19.50	132,204.24	19.50
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	0.00	0.00	0.00	0.00
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	56,025.69	8.26	56,025.69	8.26
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	2,259.32	0.33	2,259.32	0.33

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	190,489.25	28.09	190,489.25	28.09
NET INC.(LOSS) BEF.TAXES	8,767.47	1.29	8,767.47	1.29
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	0.00	0.00	0.00	0.00
Taxes - Other	0.00	0.00	0.00	0.00
NET INCOME (LOSS)BK	8,767.47	1.29	8,767.47	1.29
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Exhibit A-3: Statement of Cash Flows for **Professional Investors 22, LLC** for period ending 9/1/2020

[Provide a statement of changes in cash position for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.



Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	1,041,675.00	89.81	1,041,675.00	89.81
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	8,044.00	0.69	8,044.00	0.69
Pet Rent	420.00	0.04	420.00	0.04
Laundry income	13,739.91	1.18	13,739.91	1.18
Commercial Recovery Income	0.00	0.00	0.00	0.00
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	96,000.00	8.28	96,000.00	8.28
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	1,159,878.91	100.00	1,159,878.91	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	42,394.68	3.66	42,394.68	3.66
Promo/Move-In Incentives	6,100.00	0.53	6,100.00	0.53
Referral Fees	200.00	0.02	200.00	0.02
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	135.20	0.01	135.20	0.01
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	635.04	0.05	635.04	0.05
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	2,174.99	0.19	2,174.99	0.19

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	4,525.00	0.39	4,525.00	0.39
Credit Check Fees Rcvd	-500.00	-0.04	-500.00	-0.04
Credit Check Fees Paid	390.15	0.03	390.15	0.03
TOTAL RENTING EXPENSE	56,055.06	4.83	56,055.06	4.83
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	0.00	0.00	0.00	0.00
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	458.50	0.04	458.50	0.04
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	1,446.45	0.12	1,446.45	0.12
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	564.00	0.05	564.00	0.05
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	2,468.95	0.21	2,468.95	0.21
MANAGEMENT EXPENSES				
Manager - Apartment Unit	20,070.00	1.73	20,070.00	1.73
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	38,605.12	3.33	38,605.12	3.33
Manager Utility Expense	600.00	0.05	600.00	0.05
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	62,506.20	5.39	62,506.20	5.39
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	21.20	0.00	21.20	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	121,802.52	10.50	121,802.52	10.50
UTILITIES EXPENSE				
Gas & Electricity	20,009.88	1.73	20,009.88	1.73
Utilities Credits or rebates	-1,092.55	-0.09	-1,092.55	-0.09
Sewer	0.00	0.00	0.00	0.00
Water	37,693.52	3.25	37,693.52	3.25
Garbage & Trash Removal	39,946.18	3.44	39,946.18	3.44
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	2,833.70	0.24	2,833.70	0.24
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	99,390.73	8.57	99,390.73	8.57
REPAIRS & MAINTENANCE				
R&M Unit	11,311.84	0.98	11,311.84	0.98
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	432.55	0.04	432.55	0.04
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	5,200.00	0.45	5,200.00	0.45
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	2,685.00	0.23	2,685.00	0.23
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	1,662.61	0.14	1,662.61	0.14
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	2,451.96	0.21	2,451.96	0.21
R&M - Electrical Supplies	833.04	0.07	833.04	0.07
R&M - Landscaping Supplies	36.50	0.00	36.50	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	2,986.77	0.26	2,986.77	0.26
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	231.16	0.02	231.16	0.02
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	953.94	0.08	953.94	0.08
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	124.29	0.01	124.29	0.01
R&M - Painting Supplies	414.94	0.04	414.94	0.04
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	29,324.60	2.53	29,324.60	2.53

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	365.67	0.03	365.67	0.03
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	3,559.00	0.31	3,559.00	0.31
Contract - Electrical & Lighting	377.00	0.03	377.00	0.03
Contract - HVAC Maint.	2,703.30	0.23	2,703.30	0.23
Contract R&M	17,149.50	1.48	17,149.50	1.48
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	0.00	0.00	0.00	0.00
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	67,776.00	5.84	67,776.00	5.84
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	1,980.00	0.17	1,980.00	0.17
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	93,910.47	8.10	93,910.47	8.10
TAXES				
Real Estate Taxes	147,565.22	12.72	147,565.22	12.72
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	147,565.22	12.72	147,565.22	12.72
INSURANCE EXPENSE				
Package Insurance	13,367.35	1.15	13,367.35	1.15
Earthquake Insurance	10,063.83	0.87	10,063.83	0.87
Umbrella Insurance	2,653.31	0.23	2,653.31	0.23
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	26,084.49	2.25	26,084.49	2.25
TOTAL OPERATING EXPENSES	576,602.04	49.71	576,602.04	49.71
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	-75.00	-0.01	-75.00	-0.01
Late Charges	-3,750.00	-0.32	-3,750.00	-0.32
Damages & Cleaning Fees	-827.50	-0.07	-827.50	-0.07
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	-6,111.00	-0.53	-6,111.00	-0.53
Miscellaneous Income	-4,250.00	-0.37	-4,250.00	-0.37
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-15,013.50	-1.29	-15,013.50	-1.29
NET OPERATING INCOME	598,290.37	51.58	598,290.37	51.58
DEBT SERVICE EXPENSE				
Mortgage Interest	275,799.96	23.78	275,799.96	23.78
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	275,799.96	23.78	275,799.96	23.78
NET INC.BEFORE DEP.& TAX	322,490.41	27.80	322,490.41	27.80
DEPREC. & AMORT. EXPENSES				
Building Depreciation	226,635.84	19.54	226,635.84	19.54
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	0.00	0.00	0.00	0.00
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	119,000.04	10.26	119,000.04	10.26
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	3,873.12	0.33	3,873.12	0.33

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	349,509.00	30.13	349,509.00	30.13
NET INC.(LOSS) BEF.TAXES	-27,018.59	-2.33	-27,018.59	-2.33
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	3,935.14	0.34	3,935.14	0.34
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	3,935.14	0.34	3,935.14	0.34
NET INCOME (LOSS)BK	-30,953.73	-2.67	-30,953.73	-2.67
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	163,152.27	14.07	163,152.27	14.07
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00
Adjustments				
Outside Management Income	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0.00
Period to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	10,536.14	21,716.42	11,180.28	
1015 -Reserve Account	0.00	0.00	0.00	
Escrow Account	0.00	0.00	0.00	
Total Cash	10,536.14	21,716.42	11,180.28	
Year to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	10,536.14	21,716.42	11,180.28	
1015 -Reserve Account	0.00	0.00	0.00	
Escrow Account	0.00	0.00	0.00	
Total Cash	10,536.14	21,716.42	11,180.28	

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	616,896.67	90.97	616,896.67	90.97
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	4,154.67	0.61	4,154.67	0.61
Pet Rent	245.00	0.04	245.00	0.04
Laundry income	8,823.85	1.30	8,823.85	1.30
Commercial Recovery Income	0.00	0.00	0.00	0.00
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	48,000.00	7.08	48,000.00	7.08
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	678,120.19	100.00	678,120.19	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	56,501.50	8.33	56,501.50	8.33
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	0.00	0.00	0.00	0.00
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	75.00	0.01	75.00	0.01

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	-200.00	-0.03	-200.00	-0.03
Credit Check Fees Paid	70.25	0.01	70.25	0.01
TOTAL RENTING EXPENSE	56,446.75	8.32	56,446.75	8.32
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	0.00	0.00	0.00	0.00
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	160.50	0.02	160.50	0.02
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	397.41	0.06	397.41	0.06
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	691.00	0.10	691.00	0.10
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	1,248.91	0.18	1,248.91	0.18
MANAGEMENT EXPENSES				
Manager - Apartment Unit	7,541.94	1.11	7,541.94	1.11
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	19,098.03	2.82	19,098.03	2.82
Manager Utility Expense	350.00	0.05	350.00	0.05
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	37,054.80	5.46	37,054.80	5.46
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

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	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	64,044.77	9.44	64,044.77	9.44
UTILITIES EXPENSE				
Gas & Electricity	12,863.19	1.90	12,863.19	1.90
Utilities Credits or rebates	-805.32	-0.12	-805.32	-0.12
Sewer	0.00	0.00	0.00	0.00
Water	16,133.53	2.38	16,133.53	2.38
Garbage & Trash Removal	24,106.79	3.55	24,106.79	3.55
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	1,536.54	0.23	1,536.54	0.23
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	53,834.73	7.94	53,834.73	7.94
REPAIRS & MAINTENANCE				
R&M Unit	4,053.53	0.60	4,053.53	0.60
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	910.92	0.13	910.92	0.13
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	157.09	0.02	157.09	0.02
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	2,642.93	0.39	2,642.93	0.39
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	58.00	0.01	58.00	0.01
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Cash Flow Statement

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	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	1,570.83	0.23	1,570.83	0.23
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	565.00	0.08	565.00	0.08
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	1,020.46	0.15	1,020.46	0.15
R&M - Electrical Supplies	503.68	0.07	503.68	0.07
R&M - Landscaping Supplies	432.30	0.06	432.30	0.06
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	449.47	0.07	449.47	0.07
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	512.27	0.08	512.27	0.08
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	300.87	0.04	300.87	0.04
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	23.68	0.00	23.68	0.00
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	80.95	0.01	80.95	0.01
R&M - Painting Supplies	50.26	0.01	50.26	0.01
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	141.87	0.02	141.87	0.02
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	13,474.11	1.99	13,474.11	1.99

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	0.00	0.00	0.00	0.00
Contract R&M	2,176.00	0.32	2,176.00	0.32
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	81.75	0.01	81.75	0.01
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	375.00	0.06	375.00	0.06
Contract - Landscaping	26,350.00	3.89	26,350.00	3.89
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	1,002.54	0.15	1,002.54	0.15
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	29,985.29	4.42	29,985.29	4.42
TAXES				
Real Estate Taxes	90,383.93	13.33	90,383.93	13.33
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	90,383.93	13.33	90,383.93	13.33
INSURANCE EXPENSE				
Package Insurance	8,380.19	1.24	8,380.19	1.24
Earthquake Insurance	6,323.94	0.93	6,323.94	0.93
Umbrella Insurance	1,550.50	0.23	1,550.50	0.23
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	16,254.63	2.40	16,254.63	2.40
TOTAL OPERATING EXPENSES	325,673.12	48.03	325,673.12	48.03
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	-1,125.00	-0.17	-1,125.00	-0.17
Damages & Cleaning Fees	-462.76	-0.07	-462.76	-0.07
Forfeited Tenant Deposit	-500.00	-0.07	-500.00	-0.07
T/O - S/D Charges to Tenant	-5,605.20	-0.83	-5,605.20	-0.83
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-7,692.96	-1.13	-7,692.96	-1.13
NET OPERATING INCOME	360,140.03	53.11	360,140.03	53.11
DEBT SERVICE EXPENSE				
Mortgage Interest	160,883.31	23.72	160,883.31	23.72
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	160,883.31	23.72	160,883.31	23.72
NET INC.BEFORE DEP.& TAX	199,256.72	29.38	199,256.72	29.38
DEPREC. & AMORT. EXPENSES				
Building Depreciation	132,204.24	19.50	132,204.24	19.50
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	0.00	0.00	0.00	0.00
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	56,025.69	8.26	56,025.69	8.26
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	2,259.32	0.33	2,259.32	0.33

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	190,489.25	28.09	190,489.25	28.09
NET INC.(LOSS) BEF.TAXES	8,767.47	1.29	8,767.47	1.29
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	0.00	0.00	0.00	0.00
Taxes - Other	0.00	0.00	0.00	0.00
NET INCOME (LOSS)BK	8,767.47	1.29	8,767.47	1.29
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00
Adjustments				
Outside Management Income	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0.00
Period to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	21,716.42	34,235.50	12,519.08	
1015 -Reserve Account	0.00	0.00	0.00	
Escrow Account	0.00	0.00	0.00	
Total Cash	21,716.42	34,235.50	12,519.08	
Year to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	21,716.42	34,235.50	12,519.08	
1015 -Reserve Account	0.00	0.00	0.00	
Escrow Account	0.00	0.00	0.00	
Total Cash	21,716.42	34,235.50	12,519.08	

Exhibit A-4: Statement of Changes in Shareholders'/Partners' Equity (*Deficit*) for Professional Investors 22, LLC
for period ending 9/1/2020

[Provide a statement of changes in shareholders'/partners equity (*deficit*) for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The Debtor's professionals are in the process of conducting a forensic review of the Debtor's and controlled entities' records necessary to determine changes in the shareholders'/partners' equity ownership for the controlled entities. The Debtor will submit an updated report to the Court once this information is available.

Exhibit B: Description of Operations for Professional Investors 22, LLC

[Describe the nature and extent of the Debtor's interest in the Controlled Non-Debtor Entity.

Describe the business conducted and intended to be conducted by the Controlled Non-Debtor Entity, focusing on the entity's dominant business segments.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

The Controlled Non-Debtor Entity owns a residential property which is operated by PFI. The units are leased as residences to tenants.



Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit C: Description of Intercompany Claims

[List and describe the Controlled Non-Debtor Entity's claims against any other Controlled Non-Debtor Entity, together with the basis for such claims and whether each claim is contingent, unliquidated or disputed.

Describe the source of this information.]

The source of this information is derived for the companies' Accounting System.

Professional Investors 22, LLC appears to be owed approximately \$100.22 by Professional Investors 29, LLC and \$601.35 by Professional Financial Investors, Inc. in intercompany receivables.



Exhibit D: Allocation of Tax Liabilities and Assets

[Describe how income, losses, tax payments, tax refunds, or other tax attributes relating to federal, state, or local taxes have been allocated between or among the Controlled Non-Debtor Entity and one or more other Controlled Non-Debtor Entities.

Include a copy of each tax sharing or tax allocation agreement to which the entity is a party with any other Controlled Non-Debtor Entity.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System and conversations with the remaining employees of the company.

Tax liabilities are not allocated among or between any other Controlled Non-Debtor Entity.



Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit E: Description of Controlled Non-Debtor Entity's payments of Administrative Expenses, or Professional Fees otherwise payable by a Debtor


[Describe any payment made, or obligations incurred (or claims purchased), by the Controlled Non-Debtor Entity in connection with any claims, administrative expenses, or professional fees that have been or could be asserted against any Debtor.

Describe the source of this information.]

Based on a review of the Non-Debtor Entity's Accounting System records and conversations with current employees, the Debtor is not aware of any payments made or obligations incurred by the Controlled Non-Debtor Entity that would otherwise be payable by Debtor.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

 Exhibit A: Financial Statements for Professional Investors 23, LLC

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit A-1: Balance Sheet for Professional Investors 23, LLC as of 9/1/2020

[Provide a balance sheet dated as of the end of the most recent 3-month period of the current fiscal year and as of the end of the preceding fiscal year.]

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Balance Sheet

Period = Dec 2019

Book = Accrual

Current Balance**ASSETS****CURRENT ASSETS****CASH**

1010 - Checking	4,188.64
461 Bank Acct	0.00
501 Bank Acct	0.00
1015 -Reserve Account	0.00
1020 OLD Clearing	0.00
PFI First Community	0.00
Clearing	0.00
PISF Inc. Transfer	0.00
PFI Cash - Transfer	0.00
Money Market	0.00
Escrow Account	0.00
Fremont Checking Account	0.00
Interest Cash	0.00
Petty Cash	0.00
Cash Hammondale	0.00
Cash 461	0.00
Cash 501	0.00
TOTAL CASH	4,188.64

RECEIVABLES

Property Receivables	0.00
Loan Receivables	0.00
Other Receivables	0.00
Officer - Due to/from	0.00

ACCOUNTS RECEIVABLES

A/R Rent Due	325,675.55
A/R Other - Melissa B	0.00
A/R Other - People home equity	0.00
A/R Collections	0.00
A/R Security Deposits	0.00
TOTAL ACCOUNTS RECEIVABLES	325,675.55

RESERVES & PREPAIDS

Reserve - Insurance	2,005.76
Reserve - Improvements	16,033.72
Prepaid Maint. Contract	0.00
Prepaid - Leasing Comm.	0.00
Prepaid - Leasing Comm.	0.00
Prepaid Mortgage Interest	0.00
Prepaid Taxes	0.00
TOTAL RESERVES & PREPAIDS	18,039.48
TOTAL CURRENT ASSETS	347,903.67

Balance Sheet

Period = Dec 2019

Book = Accrual

Current Balance**FIXED ASSETS**

Land - Hammondale	0.00
Land	1,865,000.00
Land - 501	0.00
Land - PI 20 LLC	0.00
Land - 200 Gate 5	0.00
Land - Duffy	0.00
Land - 49 Ignacio	0.00
Land - 350 Ignacio Suite 200	0.00
Land - PI 21 LLC	0.00
Land 30 Clay Court	0.00
Land - 690 DeLong	0.00
Building	5,968,000.00
Fixtures & Appliances	0.00
Improvements	0.00
Additional basis	0.00
Accum Depreciation	-1,105,559.08
Building - 501	0.00
Accum Depreciation Building - 501	0.00
Building - PI 20	0.00
A/D Building PI 20	0.00
Building - 200 Gate 5	0.00
Open	0.00
Accum Depreciation Gate 5	0.00
Buidling Duffy Place	0.00
Accum Depreciation Duffy Place	0.00
Building 49 Ignacio	0.00
Accum Depreciation 49 Ignacio	0.00
Building - Hammondale	0.00
Accum Depr Hammondale	0.00
350 Ignacio #200	0.00
A/D 350 Ignacio #200	0.00
350 Ignacio #101	0.00
A/D 350 Ignacio #101	0.00
Building - 30 Clay Ct.	0.00
A/D 30 Clay Ct.	0.00
Building 690 DeLong	0.00
A/D Building 690 DeLong	0.00
350 Ignacio #103	0.00
A/D 350 Ingacio #103	0.00
350 Ignacio #201	0.00
350 Ignacio # 203	0.00
A/D 350 Ignacio #203	0.00
350 Ignacio #100	0.00
A/D Ignacio #100	0.00
350 Ignacio #300	0.00
A/D 350 Ignacio #300	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Furniture and Fixtures	4,471.14
A/D Furn. & Fixt.	0.00
Furniture & Fixt Hamm	0.00
Furniture & Fixt Gate	0.00
A/D Furn./Fixt. Hamm	0.00
A/D Furn./Fixt. Gate	0.00
Computers	0.00
A/D Computers	0.00
A/V Equipment	0.00
Vehicles	0.00
A/D Vehicles	0.00
Tenant Imp. 350 Ignacio	0.00
A/D Tenant Imp.	0.00
Acum. Gain (Loss) Gate	0.00
Accum. Gain (Loss) Hamm	0.00
Accum. Gain (Loss) 501	0.00
Accum Gain Loss - 461	0.00
Accum Depreciation Fixed Assets	0.00
NET FIXED ASSETS	6,731,912.06
ACQUISITION ASSETS	
Closing Costs	198,408.00
A/A Closing Costs	0.00
Syndication Costs	0.00
Loan Fees	18,701.36
Accum Amort Loan Fees	-8,883.15
Personal Property	1,492,000.00
Accum Depreciation Personal Property	-310,833.25
Organization Costs	10,088.48
Accum Amort Organization Costs	0.00
NET ACQUISITION ASSETS	1,399,481.44
CAPITALIZED IMPROVEMENTS	
Improvements Prior 2000	0.00
2001 Bathroom Improvements	0.00
2001 Kitchen Improvements	0.00
2001 Floor Improvements	0.00
2001 Window Improvements	0.00
2001 Building Improvements	0.00
2001 Roof Improvements	0.00
2001 Other Improvements	0.00
2002 Bathroom Improvements	0.00
2002 Kitchen Improvements	0.00
2002 Floor Improvements	0.00
2002 Window Improvements	0.00
2002 Building Improvements	0.00
2002 Roof Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2002 Other Improvements	0.00
2002 Improvement Salaries	0.00
2003 Bathroom Improvements	0.00
2003 Kitchen Improvements	0.00
2003 Floor Improvements	0.00
2003 Window Improvements	0.00
461-2003 Windows Improvements	0.00
501-2003 Window Improvement	0.00
2003 Building Improvements	0.00
461-2003 Building Improvements	0.00
501-2003 Building Improvements	0.00
2003 Roof Improvements	0.00
2003 Other Improvements	0.00
461-2003 Other Improvements	0.00
501-2003 Other Improvements	0.00
2004 Bathroom Improvements	0.00
2004 Kitchen Improvements	0.00
2004 Floor Improvements	0.00
461-2004 Floor Improvements	0.00
501-2004 Floor Improvements	0.00
2004 Window Improvements	0.00
461-2004 Window Improvements	0.00
501-2004 Window Improvements	0.00
2004 Building Improvements	0.00
2004 Roof Improvements	0.00
2004 Other Improvements	0.00
461-2004 Other Improvements	0.00
501-2004 Other Improvements	0.00
2005 Bathroom Improvements	0.00
2005 Kitchen Improvements	0.00
461-2005 Kitchen Improvements	0.00
501-2005 Kitchen Improvements	0.00
2005 Floor Improvements	0.00
461-2005 Floor Improvements	0.00
501-2005 Floor Improvements	0.00
2005 Window Improvements	0.00
2005 Building Improvements	0.00
2005 Roof Improvements	0.00
2005 Other Improvements	0.00
461-2005 Other Improvements	0.00
501-2005 Other Improvements	0.00
2005 Improvement Salaries	0.00
2006 Bathroom Improvements	0.00
2006 Kitchen Improvements	0.00
461-2006 Kitchen Improvements	0.00
501-2006 Kitchen Improvements	0.00
2006 Floor Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
461-2006 Floor Improvements	0.00
501-2006 Floor Improvements	0.00
2006 Window Improvements	0.00
2006 Building Improvements	0.00
461-2006 Building Improvements	0.00
501-2006 Building Improvements	0.00
2006 Roof Improvements	0.00
2006 Other Improvements	0.00
2007 Bathroom Improvements	0.00
461-2007 Bathroom Improvements	0.00
501-2007 Bathroom Improvements	0.00
2007 Kitchen Improvements	0.00
2007 Floor Improvements	0.00
461-2007 Floor Improvements	0.00
501-2007 Floor Improvements	0.00
2007 Window Improvements	0.00
2007 Building Improvements	0.00
461-2007 Building Improvements	0.00
501-2007 Building Improvements	0.00
2007 Roof Improvements	0.00
2007 Other Improvements	0.00
461-2007 Other Improvements	0.00
501-2007 Other Improvements	0.00
2008 Bathroom Improvements	0.00
461-2008 Bathrooms Improvements	0.00
501-2008 Bathroom Improvements	0.00
2008 Kitchen Improvements	0.00
461-2008 Kitchen Improvements	0.00
501-2008 Kitchen Improvements	0.00
2008 Floor Improvements	0.00
461-2008 Floor Improvements	0.00
501-2008 Floor Improvements	0.00
2008 Window Improvements	0.00
2008 Building Improvements	0.00
2008 Roof Improvements	0.00
2008 Other Improvements	0.00
461-2008 Other Improvements	0.00
501-2008 Other Improvements	0.00
2009 Bathroom Improvements	0.00
2009 Kitchen Improvements	0.00
2009 Floor Improvements	0.00
2009 Window Improvements	0.00
2009 Building Improvements	0.00
2009 Roof Improvements	0.00
2009 Other Improvements	0.00
461-2009 Other Improvements	0.00
501-2009 Other Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2010 Other Improvements	0.00
2011 Other Improvements	0.00
2012 Other Improvements	0.00
2013 Other Improvements	0.00
2013-Roof Improvement	0.00
2014 Other Improvements	0.00
2014 T/O Misc. Expense	0.00
2014 T/O Materials	0.00
2014 T/O Outside Vendor	0.00
2014 - Roof	0.00
2015 Other Improvements	64,524.25
T/O Misc. Exp.	6,940.35
2015 T/O Materiales	856.01
T/O Outside Vendor	1,660.00
2016 Other Improvements	119,711.93
2016 T/O Misc. Exp.	856.71
2016 T/O Materials	645.07
2016 T/O outside vendors	8,372.25
2016 Hills Assessments	0.00
2017 Other Improvements	43,248.32
2017 T/O Misc. Exp.	0.00
2017 T/O Materials	0.00
2017 T/O Outside Vendor	105.00
2017 Hills Assessments	0.00
2018 Other Improvements	152,279.65
2018 T/O Misc. Exp.	0.00
2018 T/O Materials	527.95
2018 T/O Outside Vendor	525.00
2018 Hills Assessments	0.00
2019 Other Improvements	123,231.27
2019 T/O Misc. Exp.	0.00
2019 T/O Materials	2,197.77
2019 T/O Outside Vendor	56,836.00
2019 Hills Assessments	0.00
2020 Other Improvements	0.00
2020 T/O Misc. Exp.	0.00
2020 T/O Materials	0.00
2020 T/O Outside Vendor	0.00
2020 Hills Assessments	0.00
TOTAL CAPITAL IMPROVEMENTS	582,517.53
Accum Deprec - Capital Improvements	535,543.90
NET CAPITALIZED IMPROVEMENTS	46,973.63
 OTHER ASSETS	
Security Deposits	0.00
Investment - LLC 21	0.00
Investment - LLC 24	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Investment - LLC 27	0.00
Investment - LLC 28	0.00
Investment - LLC 29	0.00
Investment - LLC 25	0.00
Investment - LLC 26	0.00
Investment - LLC 31	0.00
Investment - LLC 34	0.00
Investment - LLC 35	0.00
Investment - LLC 36	0.00
Investment LLC 37	0.00
Investment LLC 38	0.00
Investment - LLC 39	0.00
Investment - LLC 40	0.00
Investment - LLC 41	0.00
Investment - LLC 42	0.00
Investment - LLC 43	0.00
	0.00
investment - LLC 45	0.00
<i>Investment in 48</i>	<i>0.00</i>
BofA Teller Rental	0.00
Investment - 16914	0.00
Investment - Rafael Gardens	0.00
Investment - 1129 3rd Street	0.00
LP Units	0.00
Investment - US Performing Arts	0.00
Investment - Marin CoWork	0.00
Limited Liability Companies	0.00
LONG TERM RECEIVABLES	
PISF I	0.00
Duffy Due to/from	0.00
PISF III	0.00
PISF IV	0.00
PISF VI	0.00
PISF VII	0.00
PISF IX	0.00
PISF XI	0.00
PISF XII	0.00
PISF XIII	0.00
PISF XIV	0.00
PISF XV	0.00
PISF XVI	0.00
PISF XVII	0.00
PISF XVIII	0.00
461 Due To/From	0.00
501 Due/To From	0.00
Hammondale Due To/From	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
21 Due/to From	0.00
In process Lease litigation	0.00
LLC 20	0.00
LLC 21	0.00
LLC 22	0.00
LLC 23	0.00
LLC 24	0.00
LLC 25	0.00
LLC 26	0.00
LLC 27	0.00
LLC 28	0.00
LLC 29	0.00
LLC 30	0.00
LLC 30	0.00
LLC 31	0.00
LLC 32	0.00
LLC 33	0.00
LLC 34	0.00
LLC 35	0.00
LLC 36	0.00
LLC 37	0.00
LLC 38	0.00
LLC 39	0.00
LLC 40	0.00
LLC 41	0.00
LLC 42	0.00
LLC 43	0.00
LLC 44	0.00
LLC 45	0.00
LLC 46	0.00
LLC 47	0.00
LLC 48	0.00
Due to/from LLC 49	0.00
PI LLC 50	0.00
PI 51 LLC	0.00
Due to/from Gate 5	0.00
PV 1 Due to/from	0.00
885 Due to/from	0.00
107 Due to/from	0.00
481 Due to/from	0.00
515 Due to/from	0.00
300 Due to/From PISF	0.00
Paul Drive Due to/from	0.00
353 BMK due to/from	0.00
49 Ignacio due to/from	0.00
Due To/From GP	-723,850.00
Due To/From 16914	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Due To/From PISF, Inc.	0.00
Due To/From PIM	0.00
Note Receivable	0.00
7200 Redwood Due to/From	0.00
355 Due to / from	0.00
Due to/from 350 Ignacio Assoc.	0.00
1222 Due to/from	0.00
419 Prospect due to/from	0.00
TOTAL LONG TERM RECEIVABLES	-723,850.00
TOTAL ASSETS	7,802,420.80
LIABILITIES & EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	10,653.27
Deferred Revenue	0.00
Unearned Rent	15.83
FTB Taxes Payable	1,600.00
PPP Loan	0.00
Property Tax Payable	0.00
Insurance Payable	0.00
Accrued Expenses	0.00
TOTAL CURRENT LIABILITIES	12,269.10
LONG TERM LIABILITIES	
Notes Payable	0.00
Notes Payable LLC 48	0.00
Deed of Trust Payable	0.00
Accrued Interest	0.00
Security Deposits Liability	77,564.81
Security Deposit Clearing	0.00
Pet Deposit Payable	0.00
Unearned Income	0.00
Mortgage Payable	5,428,544.61
1st Mortgage 461	0.00
2nd Mortgage 461	0.00
1st Mortgage 501	0.00
1st Deed 350, Suite 201	0.00
2nd Deed 350, Suite 201	0.00
1st Deed 350, Suite 200	0.00
First Mortgage 350 Suite 203	0.00
1st Deed 350 Suites 101, 103	0.00
Other Liabilities	0.00
Accum K-1 Losses	0.00
1st Mortgage Gate 5	0.00
2nd Deed Gate 5	0.00
1st Mortgage Duffy Place	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2nd Deed Duffy Place	0.00
1st Mortgage 49 Ignacio	0.00
2nd Deed 49 Ignacio	0.00
TOTAL LONG TERM LIABILITIES	5,506,109.42
TOTAL LIABILITIES	5,518,378.52
EQUITY	
Common Stock	0.00
Capital Contributions	4,100,000.00
Capital Receivable	0.00
Less: Repurchased Units	0.00
TIC Ownership	0.00
L.P. Distributions	0.00
G.P. Distributions	0.00
Premium on Repurch Units	0.00
Previous Period Adjmts	0.00
Member Distribution	-1,574,400.00
Dist. 38 to 20	0.00
Dist. 38 to 21	0.00
Dist. 37 to 22	0.00
Inter Co. PFI - PV1	0.00
Inter Co PFI - Gate 5	0.00
Inter Co PFI - Duffy	0.00
Inter Co PFI - Hamm	0.00
Inter Co PFI - 107	0.00
Inter Co PFI - 461	0.00
Inter Co PFI - 501	0.00
Inter Co PFI - 49	0.00
Inter Co PFI - 885	0.00
Inter Co. PFI - 515	0.00
Inter-Co PFI - 355	0.00
InterCo PFI - 7200	0.00
InterCo PFI-117	0.00
InterCo PFI - 7 Merry	0.00
InterCo PFI - 16914	0.00
InterCo PFI - Paul	0.00
InterCo PFI - 353	0.00
InterCo PFI - 1506	0.00
InterCo PFI - 1222	0.00
InterCo PFI - 419	0.00
Inter Co PFI - 19 Merrydale	0.00
Inter Co PFI - 1129	0.00
Inter Co PFI - 1315	0.00
Inter-Co. PFI - 1732	0.00
Inter-Co PFI-390	0.00
Inter Co PFI-santaland	0.00
Retained Earnings	-95,686.65

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Retained Earnings - Owned Properties	0.00
K1-Losses	0.00
Net Income (Loss) Current	-145,871.07
Appliance Depreciation	0.00
TOTAL EQUITY	2,284,042.28
TOTAL LIABILITIES & EQUITY	7,802,420.80
Total of All	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

Current Balance**ASSETS****CURRENT ASSETS****CASH**

1010 - Checking	13,472.74
461 Bank Acct	0.00
501 Bank Acct	0.00
1015 -Reserve Account	0.00
1020 OLD Clearing	0.00
PFI First Community	0.00
Clearing	0.00
PISF Inc. Transfer	0.00
PFI Cash - Transfer	0.00
Money Market	0.00
Escrow Account	0.00
Fremont Checking Account	0.00
Interest Cash	0.00
Petty Cash	0.00
Cash Hammondale	0.00
Cash 461	0.00
Cash 501	0.00
TOTAL CASH	13,472.74

RECEIVABLES

Property Receivables	0.00
Loan Receivables	0.00
Other Receivables	0.00
Officer - Due to/from	0.00

ACCOUNTS RECEIVABLES

A/R Rent Due	459,804.44
A/R Other - Melissa B	0.00
A/R Other - People home equity	0.00
A/R Collections	0.00
A/R Security Deposits	0.00
TOTAL ACCOUNTS RECEIVABLES	459,804.44

RESERVES & PREPAIDS

Reserve - Insurance	2,130.91
Reserve - Improvements	0.00
Prepaid Maint. Contract	2,940.35
Prepaid - Leasing Comm.	0.00
Prepaid - Leasing Comm.	0.00
Prepaid Mortgage Interest	0.00
Prepaid Taxes	0.00
TOTAL RESERVES & PREPAIDS	5,071.26
TOTAL CURRENT ASSETS	478,348.44

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
FIXED ASSETS	
Land - Hammondale	0.00
Land	1,865,000.00
Land - 501	0.00
Land - PI 20 LLC	0.00
Land - 200 Gate 5	0.00
Land - Duffy	0.00
Land - 49 Ignacio	0.00
Land - 350 Ignacio Suite 200	0.00
Land - PI 21 LLC	0.00
Land 30 Clay Court	0.00
Land - 690 DeLong	0.00
Building	5,968,000.00
Fixtures & Appliances	0.00
Improvements	0.00
Additional basis	0.00
Accum Depreciation	-1,208,701.77
Building - 501	0.00
Accum Depreciation Building - 501	0.00
Building - PI 20	0.00
A/D Building PI 20	0.00
Building - 200 Gate 5	0.00
Open	0.00
Accum Depreciation Gate 5	0.00
Buidling Duffy Place	0.00
Accum Depreciation Duffy Place	0.00
Building 49 Ignacio	0.00
Accum Depreciation 49 Ignacio	0.00
Building - Hammondale	0.00
Accum Depr Hammondale	0.00
350 Ignacio #200	0.00
A/D 350 Ignacio #200	0.00
350 Ignacio #101	0.00
A/D 350 Ignacio #101	0.00
Building - 30 Clay Ct.	0.00
A/D 30 Clay Ct.	0.00
Building 690 DeLong	0.00
A/D Building 690 DeLong	0.00
350 Ignacio #103	0.00
A/D 350 Ingacio #103	0.00
350 Ignacio #201	0.00
350 Ignacio # 203	0.00
A/D 350 Ignacio #203	0.00
350 Ignacio #100	0.00
A/D Ignacio #100	0.00
350 Ignacio #300	0.00
A/D 350 Ignacio #300	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Furniture and Fixtures	5,656.34
A/D Furn. & Fixt.	0.00
Furniture & Fixt Hamm	0.00
Furniture & Fixt Gate	0.00
A/D Furn./Fixt. Hamm	0.00
A/D Furn./Fixt. Gate	0.00
Computers	0.00
A/D Computers	0.00
A/V Equipment	0.00
Vehicles	0.00
A/D Vehicles	0.00
Tenant Imp. 350 Ignacio	0.00
A/D Tenant Imp.	0.00
Acum. Gain (Loss) Gate	0.00
Accum. Gain (Loss) Hamm	0.00
Accum. Gain (Loss) 501	0.00
Accum Gain Loss - 461	0.00
Accum Depreciation Fixed Assets	0.00
NET FIXED ASSETS	6,629,954.57
ACQUISITION ASSETS	
Closing Costs	198,408.00
A/A Closing Costs	0.00
Syndication Costs	0.00
Loan Fees	18,701.36
Accum Amort Loan Fees	-9,974.10
Personal Property	1,492,000.00
Accum Depreciation Personal Property	-540,504.58
Organization Costs	10,088.48
Accum Amort Organization Costs	0.00
NET ACQUISITION ASSETS	1,168,719.16
CAPITALIZED IMPROVEMENTS	
Improvements Prior 2000	0.00
2001 Bathroom Improvements	0.00
2001 Kitchen Improvements	0.00
2001 Floor Improvements	0.00
2001 Window Improvements	0.00
2001 Building Improvements	0.00
2001 Roof Improvements	0.00
2001 Other Improvements	0.00
2002 Bathroom Improvements	0.00
2002 Kitchen Improvements	0.00
2002 Floor Improvements	0.00
2002 Window Improvements	0.00
2002 Building Improvements	0.00
2002 Roof Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2002 Other Improvements	0.00
2002 Improvement Salaries	0.00
2003 Bathroom Improvements	0.00
2003 Kitchen Improvements	0.00
2003 Floor Improvements	0.00
2003 Window Improvements	0.00
461-2003 Windows Improvements	0.00
501-2003 Window Improvement	0.00
2003 Building Improvements	0.00
461-2003 Building Improvements	0.00
501-2003 Building Improvements	0.00
2003 Roof Improvements	0.00
2003 Other Improvements	0.00
461-2003 Other Improvements	0.00
501-2003 Other Improvements	0.00
2004 Bathroom Improvements	0.00
2004 Kitchen Improvements	0.00
2004 Floor Improvements	0.00
461-2004 Floor Improvements	0.00
501-2004 Floor Improvements	0.00
2004 Window Improvements	0.00
461-2004 Window Improvements	0.00
501-2004 Window Improvements	0.00
2004 Building Improvements	0.00
2004 Roof Improvements	0.00
2004 Other Improvements	0.00
461-2004 Other Improvements	0.00
501-2004 Other Improvements	0.00
2005 Bathroom Improvements	0.00
2005 Kitchen Improvements	0.00
461-2005 Kitchen Improvements	0.00
501-2005 Kitchen Improvements	0.00
2005 Floor Improvements	0.00
461-2005 Floor Improvements	0.00
501-2005 Floor Improvements	0.00
2005 Window Improvements	0.00
2005 Building Improvements	0.00
2005 Roof Improvements	0.00
2005 Other Improvements	0.00
461-2005 Other Improvements	0.00
501-2005 Other Improvements	0.00
2005 Improvement Salaries	0.00
2006 Bathroom Improvements	0.00
2006 Kitchen Improvements	0.00
461-2006 Kitchen Improvements	0.00
501-2006 Kitchen Improvements	0.00
2006 Floor Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
461-2006 Floor Improvements	0.00
501-2006 Floor Improvements	0.00
2006 Window Improvements	0.00
2006 Building Improvements	0.00
461-2006 Building Improvements	0.00
501-2006 Building Improvements	0.00
2006 Roof Improvements	0.00
2006 Other Improvements	0.00
2007 Bathroom Improvements	0.00
461-2007 Bathroom Improvements	0.00
501-2007 Bathroom Improvements	0.00
2007 Kitchen Improvements	0.00
2007 Floor Improvements	0.00
461-2007 Floor Improvements	0.00
501-2007 Floor Improvements	0.00
2007 Window Improvements	0.00
2007 Building Improvements	0.00
461-2007 Building Improvements	0.00
501-2007 Building Improvements	0.00
2007 Roof Improvements	0.00
2007 Other Improvements	0.00
461-2007 Other Improvements	0.00
501-2007 Other Improvements	0.00
2008 Bathroom Improvements	0.00
461-2008 Bathrooms Improvements	0.00
501-2008 Bathroom Improvements	0.00
2008 Kitchen Improvements	0.00
461-2008 Kitchen Improvements	0.00
501-2008 Kitchen Improvements	0.00
2008 Floor Improvements	0.00
461-2008 Floor Improvements	0.00
501-2008 Floor Improvements	0.00
2008 Window Improvements	0.00
2008 Building Improvements	0.00
2008 Roof Improvements	0.00
2008 Other Improvements	0.00
461-2008 Other Improvements	0.00
501-2008 Other Improvements	0.00
2009 Bathroom Improvements	0.00
2009 Kitchen Improvements	0.00
2009 Floor Improvements	0.00
2009 Window Improvements	0.00
2009 Building Improvements	0.00
2009 Roof Improvements	0.00
2009 Other Improvements	0.00
461-2009 Other Improvements	0.00
501-2009 Other Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2010 Other Improvements	0.00
2011 Other Improvements	0.00
2012 Other Improvements	0.00
2013 Other Improvements	0.00
2013-Roof Improvement	0.00
2014 Other Improvements	0.00
2014 T/O Misc. Expense	0.00
2014 T/O Materials	0.00
2014 T/O Outside Vendor	0.00
2014 - Roof	0.00
2015 Other Improvements	64,524.25
T/O Misc. Exp.	6,940.35
2015 T/O Materiales	856.01
T/O Outside Vendor	1,660.00
2016 Other Improvements	119,711.93
2016 T/O Misc. Exp.	856.71
2016 T/O Materials	645.07
2016 T/O outside vendors	8,372.25
2016 Hills Assessments	0.00
2017 Other Improvements	43,248.32
2017 T/O Misc. Exp.	0.00
2017 T/O Materials	0.00
2017 T/O Outside Vendor	105.00
2017 Hills Assessments	0.00
2018 Other Improvements	152,279.65
2018 T/O Misc. Exp.	0.00
2018 T/O Materials	527.95
2018 T/O Outside Vendor	525.00
2018 Hills Assessments	0.00
2019 Other Improvements	123,231.27
2019 T/O Misc. Exp.	0.00
2019 T/O Materials	2,197.77
2019 T/O Outside Vendor	56,836.00
2019 Hills Assessments	0.00
2020 Other Improvements	252.46
2020 T/O Misc. Exp.	0.00
2020 T/O Materials	2,784.38
2020 T/O Outside Vendor	10,856.09
2020 Hills Assessments	0.00
TOTAL CAPITAL IMPROVEMENTS	596,410.46
Accum Deprec - Capital Improvements	564,089.69
NET CAPITALIZED IMPROVEMENTS	32,320.77
OTHER ASSETS	
Security Deposits	0.00
Investment - LLC 21	0.00
Investment - LLC 24	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Investment - LLC 27	0.00
Investment - LLC 28	0.00
Investment - LLC 29	0.00
Investment - LLC 25	0.00
Investment - LLC 26	0.00
Investment - LLC 31	0.00
Investment - LLC 34	0.00
Investment - LLC 35	0.00
Investment - LLC 36	0.00
Investment LLC 37	0.00
Investment LLC 38	0.00
Investment - LLC 39	0.00
Investment - LLC 40	0.00
Investment - LLC 41	0.00
Investment - LLC 42	0.00
Investment - LLC 43	0.00
	0.00
investment - LLC 45	0.00
<i>Investment in 48</i>	<i>0.00</i>
BofA Teller Rental	0.00
Investment - 16914	0.00
Investment - Rafael Gardens	0.00
Investment - 1129 3rd Street	0.00
LP Units	0.00
Investment - US Performing Arts	0.00
Investment - Marin CoWork	0.00
Limited Liability Companies	0.00
LONG TERM RECEIVABLES	
PISF I	0.00
Duffy Due to/from	0.00
PISF III	0.00
PISF IV	0.00
PISF VI	0.00
PISF VII	0.00
PISF IX	0.00
PISF XI	0.00
PISF XII	0.00
PISF XIII	0.00
PISF XIV	0.00
PISF XV	0.00
PISF XVI	0.00
PISF XVII	0.00
PISF XVIII	0.00
461 Due To/From	0.00
501 Due/To From	0.00
Hammondale Due To/From	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
21 Due/to From	0.00
In process Lease litigation	0.00
LLC 20	0.00
LLC 21	0.00
LLC 22	0.00
LLC 23	0.00
LLC 24	0.00
LLC 25	0.00
LLC 26	0.00
LLC 27	0.00
LLC 28	0.00
LLC 29	0.00
LLC 30	0.00
LLC 30	0.00
LLC 31	0.00
LLC 32	0.00
LLC 33	0.00
LLC 34	0.00
LLC 35	0.00
LLC 36	0.00
LLC 37	0.00
LLC 38	0.00
LLC 39	0.00
LLC 40	0.00
LLC 41	0.00
LLC 42	0.00
LLC 43	0.00
LLC 44	0.00
LLC 45	0.00
LLC 46	0.00
LLC 47	0.00
LLC 48	0.00
Due to/from LLC 49	0.00
PI LLC 50	0.00
PI 51 LLC	0.00
Due to/from Gate 5	0.00
PV 1 Due to/from	0.00
885 Due to/from	0.00
107 Due to/from	0.00
481 Due to/from	0.00
515 Due to/from	0.00
300 Due to/From PISF	0.00
Paul Drive Due to/from	0.00
353 BMK due to/from	0.00
49 Ignacio due to/from	0.00
Due To/From GP	-904,255.00
Due To/From 16914	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Due To/From PISF, Inc.	0.00
Due To/From PIM	0.00
Note Receivable	0.00
7200 Redwood Due to/From	0.00
355 Due to / from	0.00
Due to/from 350 Ignacio Assoc.	0.00
1222 Due to/from	0.00
419 Prospect due to/from	0.00
TOTAL LONG TERM RECEIVABLES	-904,255.00
TOTAL ASSETS	7,405,087.94
LIABILITIES & EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	16,054.61
Deferred Revenue	0.00
Unearned Rent	6,699.24
FTB Taxes Payable	0.00
PPP Loan	0.00
Property Tax Payable	11,040.36
Insurance Payable	0.00
Accrued Expenses	0.00
TOTAL CURRENT LIABILITIES	33,794.21
LONG TERM LIABILITIES	
Notes Payable	0.00
Notes Payable LLC 48	0.00
Deed of Trust Payable	0.00
Accrued Interest	0.00
Security Deposits Liability	74,964.81
Security Deposit Clearing	0.00
Pet Deposit Payable	0.00
Unearned Income	0.00
Mortgage Payable	5,365,348.04
1st Mortgage 461	0.00
2nd Mortgage 461	0.00
1st Mortgage 501	0.00
1st Deed 350, Suite 201	0.00
2nd Deed 350, Suite 201	0.00
1st Deed 350, Suite 200	0.00
First Mortgage 350 Suite 203	0.00
1st Deed 350 Suites 101, 103	0.00
Other Liabilities	0.00
Accum K-1 Losses	0.00
1st Mortgage Gate 5	0.00
2nd Deed Gate 5	0.00
1st Mortgage Duffy Place	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2nd Deed Duffy Place	0.00
1st Mortgage 49 Ignacio	0.00
2nd Deed 49 Ignacio	0.00
TOTAL LONG TERM LIABILITIES	5,440,312.85
TOTAL LIABILITIES	5,474,107.06
EQUITY	
Common Stock	0.00
Capital Contributions	4,100,000.00
Capital Receivable	0.00
Less: Repurchased Units	0.00
TIC Ownership	0.00
L.P. Distributions	0.00
G.P. Distributions	0.00
Premium on Repurch Units	0.00
Previous Period Adjmts	-14,223.22
Member Distribution	-1,748,650.00
Dist. 38 to 20	0.00
Dist. 38 to 21	0.00
Dist. 37 to 22	0.00
Inter Co. PFI - PV1	0.00
Inter Co PFI - Gate 5	0.00
Inter Co PFI - Duffy	0.00
Inter Co PFI - Hamm	0.00
Inter Co PFI - 107	0.00
Inter Co PFI - 461	0.00
Inter Co PFI - 501	0.00
Inter Co PFI - 49	0.00
Inter Co PFI - 885	0.00
Inter Co. PFI - 515	0.00
Inter-Co PFI - 355	0.00
InterCo PFI - 7200	0.00
InterCo PFI-117	0.00
InterCo PFI - 7 Merry	0.00
InterCo PFI - 16914	0.00
InterCo PFI - Paul	0.00
InterCo PFI - 353	0.00
InterCo PFI - 1506	0.00
InterCo PFI - 1222	0.00
InterCo PFI - 419	0.00
Inter Co PFI - 19 Merrydale	0.00
Inter Co PFI - 1129	0.00
Inter Co PFI - 1315	0.00
Inter-Co. PFI - 1732	0.00
Inter-Co PFI-390	0.00
Inter Co PFI-santaland	0.00
Retained Earnings	-241,557.72

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Retained Earnings - Owned Properties	0.00
K1-Losses	0.00
Net Income (Loss) Current	-164,588.18
Appliance Depreciation	0.00
TOTAL EQUITY	1,930,980.88
TOTAL LIABILITIES & EQUITY	7,405,087.94
Total of All	0.00

Exhibit A-2: Statement of Income (*Loss*) for **Professional Investors 23, LLC** for period ending 9/1/2020

[Provide a statement of income (*loss*) for the following periods:

(i) For the initial report:

- a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and
- b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.



Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	1,126,892.59	93.10	1,126,892.59	93.10
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	68,991.58	5.70	68,991.58	5.70
Prior Year Recovery Income	13,404.23	1.11	13,404.23	1.11
Utility Income	1,172.22	0.10	1,172.22	0.10
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	1,210,460.62	100.00	1,210,460.62	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	58,945.04	4.87	58,945.04	4.87
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	1,297.48	0.11	1,297.48	0.11
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	60,242.52	4.98	60,242.52	4.98
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	2,503.70	0.21	2,503.70	0.21
Legal	35,461.11	2.93	35,461.11	2.93
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	2,229.00	0.18	2,229.00	0.18
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	1,078.00	0.09	1,078.00	0.09
Security Patrol	525.40	0.04	525.40	0.04
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	41,797.21	3.45	41,797.21	3.45
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	68,948.25	5.70	68,948.25	5.70
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	1,920.00	0.16	1,920.00	0.16
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	2,539.41	0.21	2,539.41	0.21
TOTAL MANAGEMENT E...	73,407.66	6.06	73,407.66	6.06
UTILITIES EXPENSE				
Gas & Electricity	130,669.26	10.80	130,669.26	10.80
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	6,990.32	0.58	6,990.32	0.58
Garbage & Trash Removal	5,812.13	0.48	5,812.13	0.48
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	1,969.41	0.16	1,969.41	0.16
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	145,441.12	12.02	145,441.12	12.02
REPAIRS & MAINTENANCE				
R&M Unit	0.00	0.00	0.00	0.00
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	0.00	0.00	0.00	0.00
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	7,787.50	0.64	7,787.50	0.64
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	935.00	0.08	935.00	0.08
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	5,091.92	0.42	5,091.92	0.42
R&M - Electrical Supplies	1,573.34	0.13	1,573.34	0.13
R&M - Landscaping Supplies	1,052.96	0.09	1,052.96	0.09
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	1,850.00	0.15	1,850.00	0.15
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	2,835.54	0.23	2,835.54	0.23
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	2,523.24	0.21	2,523.24	0.21
R&M - Painting Supplies	226.29	0.02	226.29	0.02
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	23,875.79	1.97	23,875.79	1.97

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	395.00	0.03	395.00	0.03
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

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	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	6,577.02	0.54	6,577.02	0.54
Contract - Electrical & Lighting	2,266.00	0.19	2,266.00	0.19
Contract - HVAC Maint.	16,796.50	1.39	16,796.50	1.39
Contract R&M	42,088.88	3.48	42,088.88	3.48
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	41,575.00	3.43	41,575.00	3.43
Contract - Painting	7,630.00	0.63	7,630.00	0.63
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	9,120.00	0.75	9,120.00	0.75
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	9,155.74	0.76	9,155.74	0.76
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	135,604.14	11.20	135,604.14	11.20
TAXES				
Real Estate Taxes	133,146.12	11.00	133,146.12	11.00
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	133,146.12	11.00	133,146.12	11.00
INSURANCE EXPENSE				
Package Insurance	3,412.19	0.28	3,412.19	0.28
Earthquake Insurance	10,840.27	0.90	10,840.27	0.90
Umbrella Insurance	1,789.19	0.15	1,789.19	0.15
Flood Insurance	3,182.44	0.26	3,182.44	0.26
Fire Ins./Spec.Assesment	166.00	0.01	166.00	0.01
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

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	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	19,390.09	1.60	19,390.09	1.60
TOTAL OPERATING EXPENSES	632,904.65	52.29	632,904.65	52.29
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	-25.00	0.00	-25.00	0.00
Late Charges	-21,088.83	-1.74	-21,088.83	-1.74
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	-4,250.00	-0.35	-4,250.00	-0.35
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-25,363.83	-2.10	-25,363.83	-2.10
NET OPERATING INCOME	602,919.80	49.81	602,919.80	49.81
DEBT SERVICE EXPENSE				
Mortgage Interest	218,500.04	18.05	218,500.04	18.05
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	218,500.04	18.05	218,500.04	18.05
NET INC.BEFORE DEP.& TAX	384,419.76	31.76	384,419.76	31.76
DEPREC. & AMORT. EXPENSES				
Building Depreciation	191,756.80	15.84	191,756.80	15.84
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	161,633.29	13.35	161,633.29	13.35
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	166,160.08	13.73	166,160.08	13.73
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	1,870.10	0.15	1,870.10	0.15

Income Statement

Period = Jan 2019-Dec 2019

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	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	521,420.27	43.08	521,420.27	43.08
NET INC.(LOSS) BEF.TAXES	-137,000.51	-11.32	-137,000.51	-11.32
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	8,870.56	0.73	8,870.56	0.73
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	8,870.56	0.73	8,870.56	0.73
NET INCOME (LOSS)BK	-145,871.07	-12.05	-145,871.07	-12.05
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	671,491.98	94.72	671,491.98	94.72
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	37,117.77	5.24	37,117.77	5.24
Prior Year Recovery Income	-2,566.16	-0.36	-2,566.16	-0.36
Utility Income	2,901.41	0.41	2,901.41	0.41
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	708,945.00	100.00	708,945.00	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	92,804.60	13.09	92,804.60	13.09
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	286.42	0.04	286.42	0.04
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	13,748.44	1.94	13,748.44	1.94
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	106,839.46	15.07	106,839.46	15.07
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	1,285.92	0.18	1,285.92	0.18
Legal	3,406.50	0.48	3,406.50	0.48
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	893.73	0.13	893.73	0.13
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	251.68	0.04	251.68	0.04
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	555.00	0.08	555.00	0.08
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	6,392.83	0.90	6,392.83	0.90
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	40,050.86	5.65	40,050.86	5.65
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	1,120.00	0.16	1,120.00	0.16
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	41,170.86	5.81	41,170.86	5.81
UTILITIES EXPENSE				
Gas & Electricity	69,087.83	9.75	69,087.83	9.75
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	3,422.68	0.48	3,422.68	0.48
Garbage & Trash Removal	3,545.46	0.50	3,545.46	0.50
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	1,692.22	0.24	1,692.22	0.24
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	77,748.19	10.97	77,748.19	10.97
REPAIRS & MAINTENANCE				
R&M Unit	9,308.42	1.31	9,308.42	1.31
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	918.72	0.13	918.72	0.13
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	1,932.00	0.27	1,932.00	0.27
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	480.00	0.07	480.00	0.07
R&M - Roofing	1,603.50	0.23	1,603.50	0.23
R&M - Miscellaneous	2,092.10	0.30	2,092.10	0.30
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	8,576.00	1.21	8,576.00	1.21
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	1,815.67	0.26	1,815.67	0.26
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	85.00	0.01	85.00	0.01
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	19.52	0.00	19.52	0.00
R&M - Electrical Supplies	769.45	0.11	769.45	0.11
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	1,058.47	0.15	1,058.47	0.15
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	1,805.82	0.25	1,805.82	0.25
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	541.86	0.08	541.86	0.08
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	503.19	0.07	503.19	0.07
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	31,509.72	4.44	31,509.72	4.44

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	1,292.00	0.18	1,292.00	0.18
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	2,193.00	0.31	2,193.00	0.31
Contract R&M	0.00	0.00	0.00	0.00
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	20,325.00	2.87	20,325.00	2.87
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	540.00	0.08	540.00	0.08
Contract - Landscaping	5,150.00	0.73	5,150.00	0.73
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	3,126.99	0.44	3,126.99	0.44
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	1,124.00	0.16	1,124.00	0.16
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	33,750.99	4.76	33,750.99	4.76
TAXES				
Real Estate Taxes	77,944.35	10.99	77,944.35	10.99
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	77,944.35	10.99	77,944.35	10.99
INSURANCE EXPENSE				
Package Insurance	1,804.53	0.25	1,804.53	0.25
Earthquake Insurance	6,835.50	0.96	6,835.50	0.96
Umbrella Insurance	1,006.25	0.14	1,006.25	0.14
Flood Insurance	1,881.25	0.27	1,881.25	0.27
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	11,527.53	1.63	11,527.53	1.63
TOTAL OPERATING EXPENSES	386,883.93	54.57	386,883.93	54.57
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	-729.90	-0.10	-729.90	-0.10
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	4,250.00	0.60	4,250.00	0.60
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	3,520.10	0.50	3,520.10	0.50
NET OPERATING INCOME	318,540.97	44.93	318,540.97	44.93
DEBT SERVICE EXPENSE				
Mortgage Interest	118,978.39	16.78	118,978.39	16.78
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	118,978.39	16.78	118,978.39	16.78
NET INC.BEFORE DEP.& TAX	199,562.58	28.15	199,562.58	28.15
DEPREC. & AMORT. EXPENSES				
Building Depreciation	103,142.69	14.55	103,142.69	14.55
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	229,671.33	32.40	229,671.33	32.40
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	28,545.79	4.03	28,545.79	4.03
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	1,090.95	0.15	1,090.95	0.15

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	362,450.76	51.13	362,450.76	51.13
NET INC.(LOSS) BEF.TAXES	-162,888.18	-22.98	-162,888.18	-22.98
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	1,700.00	0.24	1,700.00	0.24
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	1,700.00	0.24	1,700.00	0.24
NET INCOME (LOSS)BK	-164,588.18	-23.22	-164,588.18	-23.22
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Exhibit A-3: Statement of Cash Flows for **Professional Investors 23, LLC** for period ending 9/1/2020

[Provide a statement of changes in cash position for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.



Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	1,126,892.59	93.10	1,126,892.59	93.10
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	68,991.58	5.70	68,991.58	5.70
Prior Year Recovery Income	13,404.23	1.11	13,404.23	1.11
Utility Income	1,172.22	0.10	1,172.22	0.10
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	1,210,460.62	100.00	1,210,460.62	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	58,945.04	4.87	58,945.04	4.87
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	1,297.48	0.11	1,297.48	0.11
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	60,242.52	4.98	60,242.52	4.98
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	2,503.70	0.21	2,503.70	0.21
Legal	35,461.11	2.93	35,461.11	2.93
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	2,229.00	0.18	2,229.00	0.18
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	1,078.00	0.09	1,078.00	0.09
Security Patrol	525.40	0.04	525.40	0.04
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	41,797.21	3.45	41,797.21	3.45
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	68,948.25	5.70	68,948.25	5.70
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	1,920.00	0.16	1,920.00	0.16
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	2,539.41	0.21	2,539.41	0.21
TOTAL MANAGEMENT E...	73,407.66	6.06	73,407.66	6.06
UTILITIES EXPENSE				
Gas & Electricity	130,669.26	10.80	130,669.26	10.80
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	6,990.32	0.58	6,990.32	0.58
Garbage & Trash Removal	5,812.13	0.48	5,812.13	0.48
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	1,969.41	0.16	1,969.41	0.16
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	145,441.12	12.02	145,441.12	12.02
REPAIRS & MAINTENANCE				
R&M Unit	0.00	0.00	0.00	0.00
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	0.00	0.00	0.00	0.00
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	7,787.50	0.64	7,787.50	0.64
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	935.00	0.08	935.00	0.08
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	5,091.92	0.42	5,091.92	0.42
R&M - Electrical Supplies	1,573.34	0.13	1,573.34	0.13
R&M - Landscaping Supplies	1,052.96	0.09	1,052.96	0.09
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	1,850.00	0.15	1,850.00	0.15
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	2,835.54	0.23	2,835.54	0.23
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

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	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	2,523.24	0.21	2,523.24	0.21
R&M - Painting Supplies	226.29	0.02	226.29	0.02
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	23,875.79	1.97	23,875.79	1.97

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	395.00	0.03	395.00	0.03
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

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	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	6,577.02	0.54	6,577.02	0.54
Contract - Electrical & Lighting	2,266.00	0.19	2,266.00	0.19
Contract - HVAC Maint.	16,796.50	1.39	16,796.50	1.39
Contract R&M	42,088.88	3.48	42,088.88	3.48
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	41,575.00	3.43	41,575.00	3.43
Contract - Painting	7,630.00	0.63	7,630.00	0.63
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	9,120.00	0.75	9,120.00	0.75
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	9,155.74	0.76	9,155.74	0.76
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	135,604.14	11.20	135,604.14	11.20
TAXES				
Real Estate Taxes	133,146.12	11.00	133,146.12	11.00
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	133,146.12	11.00	133,146.12	11.00
INSURANCE EXPENSE				
Package Insurance	3,412.19	0.28	3,412.19	0.28
Earthquake Insurance	10,840.27	0.90	10,840.27	0.90
Umbrella Insurance	1,789.19	0.15	1,789.19	0.15
Flood Insurance	3,182.44	0.26	3,182.44	0.26
Fire Ins./Spec.Assesment	166.00	0.01	166.00	0.01
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

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	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	19,390.09	1.60	19,390.09	1.60
TOTAL OPERATING EXPENSES	632,904.65	52.29	632,904.65	52.29
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	-25.00	0.00	-25.00	0.00
Late Charges	-21,088.83	-1.74	-21,088.83	-1.74
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	-4,250.00	-0.35	-4,250.00	-0.35
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-25,363.83	-2.10	-25,363.83	-2.10
NET OPERATING INCOME	602,919.80	49.81	602,919.80	49.81
DEBT SERVICE EXPENSE				
Mortgage Interest	218,500.04	18.05	218,500.04	18.05
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	218,500.04	18.05	218,500.04	18.05
NET INC.BEFORE DEP.& TAX	384,419.76	31.76	384,419.76	31.76
DEPREC. & AMORT. EXPENSES				
Building Depreciation	191,756.80	15.84	191,756.80	15.84
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	161,633.29	13.35	161,633.29	13.35
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	166,160.08	13.73	166,160.08	13.73
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	1,870.10	0.15	1,870.10	0.15

Cash Flow Statement

Period = Jan 2019-Dec 2019

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	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	521,420.27	43.08	521,420.27	43.08
NET INC.(LOSS) BEF.TAXES	-137,000.51	-11.32	-137,000.51	-11.32
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	8,870.56	0.73	8,870.56	0.73
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	8,870.56	0.73	8,870.56	0.73
NET INCOME (LOSS)BK	-145,871.07	-12.05	-145,871.07	-12.05
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00
Adjustments				
Outside Management Income	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0.00
Period to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	6,260.91	4,188.64	-2,072.27	
1015 -Reserve Account	0.00	0.00	0.00	
Total Cash	6,260.91	4,188.64	-2,072.27	
Year to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	6,260.91	4,188.64	-2,072.27	
1015 -Reserve Account	0.00	0.00	0.00	
Total Cash	6,260.91	4,188.64	-2,072.27	

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	671,491.98	94.72	671,491.98	94.72
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	37,117.77	5.24	37,117.77	5.24
Prior Year Recovery Income	-2,566.16	-0.36	-2,566.16	-0.36
Utility Income	2,901.41	0.41	2,901.41	0.41
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	708,945.00	100.00	708,945.00	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	92,804.60	13.09	92,804.60	13.09
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	286.42	0.04	286.42	0.04
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	13,748.44	1.94	13,748.44	1.94
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	106,839.46	15.07	106,839.46	15.07
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	1,285.92	0.18	1,285.92	0.18
Legal	3,406.50	0.48	3,406.50	0.48
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	893.73	0.13	893.73	0.13
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	251.68	0.04	251.68	0.04
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	555.00	0.08	555.00	0.08
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	6,392.83	0.90	6,392.83	0.90
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	40,050.86	5.65	40,050.86	5.65
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	1,120.00	0.16	1,120.00	0.16
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	41,170.86	5.81	41,170.86	5.81
UTILITIES EXPENSE				
Gas & Electricity	69,087.83	9.75	69,087.83	9.75
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	3,422.68	0.48	3,422.68	0.48
Garbage & Trash Removal	3,545.46	0.50	3,545.46	0.50
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	1,692.22	0.24	1,692.22	0.24
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	77,748.19	10.97	77,748.19	10.97
REPAIRS & MAINTENANCE				
R&M Unit	9,308.42	1.31	9,308.42	1.31
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	918.72	0.13	918.72	0.13
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	1,932.00	0.27	1,932.00	0.27
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	480.00	0.07	480.00	0.07
R&M - Roofing	1,603.50	0.23	1,603.50	0.23
R&M - Miscellaneous	2,092.10	0.30	2,092.10	0.30
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	8,576.00	1.21	8,576.00	1.21
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	1,815.67	0.26	1,815.67	0.26
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	85.00	0.01	85.00	0.01
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	19.52	0.00	19.52	0.00
R&M - Electrical Supplies	769.45	0.11	769.45	0.11
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	1,058.47	0.15	1,058.47	0.15
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	1,805.82	0.25	1,805.82	0.25
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	541.86	0.08	541.86	0.08
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	503.19	0.07	503.19	0.07
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	31,509.72	4.44	31,509.72	4.44

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	1,292.00	0.18	1,292.00	0.18
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	2,193.00	0.31	2,193.00	0.31
Contract R&M	0.00	0.00	0.00	0.00
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	20,325.00	2.87	20,325.00	2.87
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	540.00	0.08	540.00	0.08
Contract - Landscaping	5,150.00	0.73	5,150.00	0.73
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	3,126.99	0.44	3,126.99	0.44
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	1,124.00	0.16	1,124.00	0.16
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	33,750.99	4.76	33,750.99	4.76
TAXES				
Real Estate Taxes	77,944.35	10.99	77,944.35	10.99
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	77,944.35	10.99	77,944.35	10.99
INSURANCE EXPENSE				
Package Insurance	1,804.53	0.25	1,804.53	0.25
Earthquake Insurance	6,835.50	0.96	6,835.50	0.96
Umbrella Insurance	1,006.25	0.14	1,006.25	0.14
Flood Insurance	1,881.25	0.27	1,881.25	0.27
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	11,527.53	1.63	11,527.53	1.63
TOTAL OPERATING EXPENSES	386,883.93	54.57	386,883.93	54.57
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	-729.90	-0.10	-729.90	-0.10
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	4,250.00	0.60	4,250.00	0.60
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	3,520.10	0.50	3,520.10	0.50
NET OPERATING INCOME	318,540.97	44.93	318,540.97	44.93
DEBT SERVICE EXPENSE				
Mortgage Interest	118,978.39	16.78	118,978.39	16.78
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	118,978.39	16.78	118,978.39	16.78
NET INC.BEFORE DEP.& TAX	199,562.58	28.15	199,562.58	28.15
DEPREC. & AMORT. EXPENSES				
Building Depreciation	103,142.69	14.55	103,142.69	14.55
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	229,671.33	32.40	229,671.33	32.40
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	28,545.79	4.03	28,545.79	4.03
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	1,090.95	0.15	1,090.95	0.15

Cash Flow Statement

Period = Jan 2020-Jul 2020

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	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	362,450.76	51.13	362,450.76	51.13
NET INC.(LOSS) BEF.TAXES	-162,888.18	-22.98	-162,888.18	-22.98
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	1,700.00	0.24	1,700.00	0.24
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	1,700.00	0.24	1,700.00	0.24
NET INCOME (LOSS)BK	-164,588.18	-23.22	-164,588.18	-23.22
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00
Adjustments				
Outside Management Income	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0.00
Period to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	4,188.64	13,472.74	9,284.10	
1015 -Reserve Account	0.00	0.00	0.00	
Total Cash	4,188.64	13,472.74	9,284.10	
Year to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	4,188.64	13,472.74	9,284.10	
1015 -Reserve Account	0.00	0.00	0.00	
Total Cash	4,188.64	13,472.74	9,284.10	

Exhibit A-4: Statement of Changes in Shareholders'/Partners' Equity (*Deficit*) for Professional Investors 23, LLC for period ending 9/1/2020

[Provide a statement of changes in shareholders'/partners equity (*deficit*) for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The Debtor's professionals are in the process of conducting a forensic review of the Debtor's and controlled entities' records necessary to determine changes in the shareholders'/partners' equity ownership for the controlled entities. The Debtor will submit an updated report to the Court once this information is available.

Exhibit B: Description of Operations for Professional Investors 23, LLC

[Describe the nature and extent of the Debtor's interest in the Controlled Non-Debtor Entity.

Describe the business conducted and intended to be conducted by the Controlled Non-Debtor Entity, focusing on the entity's dominant business segments.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

The Controlled Non-Debtor Entity owns a residential property which is operated by PFI. The units are leased as residences to tenants.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit C: Description of Intercompany Claims

[List and describe the Controlled Non-Debtor Entity's claims against any other Controlled Non-Debtor Entity, together with the basis for such claims and whether each claim is contingent, unliquidated or disputed.]

Describe the source of this information.]

The source of this information is derived for the companies' Accounting System.

The companies' books show no intercompany claim.



Exhibit D: Allocation of Tax Liabilities and Assets

[Describe how income, losses, tax payments, tax refunds, or other tax attributes relating to federal, state, or local taxes have been allocated between or among the Controlled Non-Debtor Entity and one or more other Controlled Non-Debtor Entities.

Include a copy of each tax sharing or tax allocation agreement to which the entity is a party with any other Controlled Non-Debtor Entity.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System and conversations with the remaining employees of the company.

Tax liabilities are not allocated among or between any other Controlled Non-Debtor Entity.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit E: Description of Controlled Non-Debtor Entity's payments of Administrative Expenses, or Professional Fees otherwise payable by a Debtor

[Describe any payment made, or obligations incurred (or claims purchased), by the Controlled Non-Debtor Entity in connection with any claims, administrative expenses, or professional fees that have been or could be asserted against any Debtor.


Describe the source of this information.]

Based on a review of the Non-Debtor Entity's Accounting System records and conversations with current employees, the Debtor is not aware of any payments made or obligations incurred by the Controlled Non-Debtor Entity that would otherwise be payable by Debtor.



Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

 Exhibit A: Financial Statements for Professional Investors 24, LLC

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit A-1: Balance Sheet for Professional Investors 24, LLC as of 9/1/2020

[Provide a balance sheet dated as of the end of the most recent 3-month period of the current fiscal year and as of the end of the preceding fiscal year.]

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Balance Sheet

Period = Dec 2019

Book = Accrual

Current Balance**ASSETS****CURRENT ASSETS****CASH**

1010 - Checking	3,817.56
461 Bank Acct	0.00
501 Bank Acct	0.00
1015 -Reserve Account	0.00
1020 OLD Clearing	0.00
PFI First Community	0.00
Clearing	0.00
PISF Inc. Transfer	0.00
PFI Cash - Transfer	0.00
Money Market	0.00
Escrow Account	0.00
Fremont Checking Account	0.00
Interest Cash	0.00
Petty Cash	0.00
Cash Hammondale	0.00
Cash 461	0.00
Cash 501	0.00
TOTAL CASH	3,817.56

RECEIVABLES

Property Receivables	0.00
Loan Receivables	0.00
Other Receivables	0.00
Officer - Due to/from	0.00

ACCOUNTS RECEIVABLES

A/R Rent Due	111.24
A/R Other - Melissa B	0.00
A/R Other - People home equity	0.00
A/R Collections	0.00
A/R Security Deposits	0.00
TOTAL ACCOUNTS RECEIVABLES	111.24

RESERVES & PREPAIDS

Reserve - Insurance	3,173.14
Reserve - Improvements	2,767.82
Prepaid Maint. Contract	0.00
Prepaid - Leasing Comm.	0.00
Prepaid - Leasing Comm.	0.00
Prepaid Mortgage Interest	0.00
Prepaid Taxes	0.00
TOTAL RESERVES & PREPAIDS	5,940.96
TOTAL CURRENT ASSETS	9,869.76

Balance Sheet

Period = Dec 2019

Book = Accrual

Current Balance**FIXED ASSETS**

Land - Hammondale	0.00
Land	1,480,000.00
Land - 501	0.00
Land - PI 20 LLC	0.00
Land - 200 Gate 5	0.00
Land - Duffy	0.00
Land - 49 Ignacio	0.00
Land - 350 Ignacio Suite 200	0.00
Land - PI 21 LLC	0.00
Land 30 Clay Court	0.00
Land - 690 DeLong	0.00
Building	4,836,000.00
Fixtures & Appliances	0.00
Improvements	0.00
Additional basis	0.00
Accum Depreciation	-814,564.49
Building - 501	0.00
Accum Depreciation Building - 501	0.00
Building - PI 20	0.00
A/D Building PI 20	0.00
Building - 200 Gate 5	0.00
Open	0.00
Accum Depreciation Gate 5	0.00
Buidling Duffy Place	0.00
Accum Depreciation Duffy Place	0.00
Building 49 Ignacio	0.00
Accum Depreciation 49 Ignacio	0.00
Building - Hammondale	0.00
Accum Depr Hammondale	0.00
350 Ignacio #200	0.00
A/D 350 Ignacio #200	0.00
350 Ignacio #101	0.00
A/D 350 Ignacio #101	0.00
Building - 30 Clay Ct.	0.00
A/D 30 Clay Ct.	0.00
Building 690 DeLong	0.00
A/D Building 690 DeLong	0.00
350 Ignacio #103	0.00
A/D 350 Ingacio #103	0.00
350 Ignacio #201	0.00
350 Ignacio # 203	0.00
A/D 350 Ignacio #203	0.00
350 Ignacio #100	0.00
A/D Ignacio #100	0.00
350 Ignacio #300	0.00
A/D 350 Ignacio #300	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Furniture and Fixtures	53.41
A/D Furn. & Fixt.	0.00
Furniture & Fixt Hamm	0.00
Furniture & Fixt Gate	0.00
A/D Furn./Fixt. Hamm	0.00
A/D Furn./Fixt. Gate	0.00
Computers	0.00
A/D Computers	0.00
A/V Equipment	0.00
Vehicles	0.00
A/D Vehicles	0.00
Tenant Imp. 350 Ignacio	0.00
A/D Tenant Imp.	0.00
Acum. Gain (Loss) Gate	0.00
Accum. Gain (Loss) Hamm	0.00
Accum. Gain (Loss) 501	0.00
Accum Gain Loss - 461	0.00
Accum Depreciation Fixed Assets	0.00
NET FIXED ASSETS	5,501,488.92
ACQUISITION ASSETS	
Closing Costs	9,946.00
A/A Closing Costs	0.00
Syndication Costs	0.00
Loan Fees	104,501.00
Accum Amort Loan Fees	-89,982.24
Personal Property	1,184,000.00
Accum Depreciation Personal Property	-271,182.28
Organization Costs	22,377.18
Accum Amort Organization Costs	0.00
NET ACQUISITION ASSETS	959,659.66
CAPITALIZED IMPROVEMENTS	
Improvements Prior 2000	0.00
2001 Bathroom Improvements	0.00
2001 Kitchen Improvements	0.00
2001 Floor Improvements	0.00
2001 Window Improvements	0.00
2001 Building Improvements	0.00
2001 Roof Improvements	0.00
2001 Other Improvements	0.00
2002 Bathroom Improvements	0.00
2002 Kitchen Improvements	0.00
2002 Floor Improvements	0.00
2002 Window Improvements	0.00
2002 Building Improvements	0.00
2002 Roof Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2002 Other Improvements	0.00
2002 Improvement Salaries	0.00
2003 Bathroom Improvements	0.00
2003 Kitchen Improvements	0.00
2003 Floor Improvements	0.00
2003 Window Improvements	0.00
461-2003 Windows Improvements	0.00
501-2003 Window Improvement	0.00
2003 Building Improvements	0.00
461-2003 Building Improvements	0.00
501-2003 Building Improvements	0.00
2003 Roof Improvements	0.00
2003 Other Improvements	0.00
461-2003 Other Improvements	0.00
501-2003 Other Improvements	0.00
2004 Bathroom Improvements	0.00
2004 Kitchen Improvements	0.00
2004 Floor Improvements	0.00
461-2004 Floor Improvements	0.00
501-2004 Floor Improvements	0.00
2004 Window Improvements	0.00
461-2004 Window Improvements	0.00
501-2004 Window Improvements	0.00
2004 Building Improvements	0.00
2004 Roof Improvements	0.00
2004 Other Improvements	0.00
461-2004 Other Improvements	0.00
501-2004 Other Improvements	0.00
2005 Bathroom Improvements	0.00
2005 Kitchen Improvements	0.00
461-2005 Kitchen Improvements	0.00
501-2005 Kitchen Improvements	0.00
2005 Floor Improvements	0.00
461-2005 Floor Improvements	0.00
501-2005 Floor Improvements	0.00
2005 Window Improvements	0.00
2005 Building Improvements	0.00
2005 Roof Improvements	0.00
2005 Other Improvements	0.00
461-2005 Other Improvements	0.00
501-2005 Other Improvements	0.00
2005 Improvement Salaries	0.00
2006 Bathroom Improvements	0.00
2006 Kitchen Improvements	0.00
461-2006 Kitchen Improvements	0.00
501-2006 Kitchen Improvements	0.00
2006 Floor Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
461-2006 Floor Improvements	0.00
501-2006 Floor Improvements	0.00
2006 Window Improvements	0.00
2006 Building Improvements	0.00
461-2006 Building Improvements	0.00
501-2006 Building Improvements	0.00
2006 Roof Improvements	0.00
2006 Other Improvements	0.00
2007 Bathroom Improvements	0.00
461-2007 Bathroom Improvements	0.00
501-2007 Bathroom Improvements	0.00
2007 Kitchen Improvements	0.00
2007 Floor Improvements	0.00
461-2007 Floor Improvements	0.00
501-2007 Floor Improvements	0.00
2007 Window Improvements	0.00
2007 Building Improvements	0.00
461-2007 Building Improvements	0.00
501-2007 Building Improvements	0.00
2007 Roof Improvements	0.00
2007 Other Improvements	0.00
461-2007 Other Improvements	0.00
501-2007 Other Improvements	0.00
2008 Bathroom Improvements	0.00
461-2008 Bathrooms Improvements	0.00
501-2008 Bathroom Improvements	0.00
2008 Kitchen Improvements	0.00
461-2008 Kitchen Improvements	0.00
501-2008 Kitchen Improvements	0.00
2008 Floor Improvements	0.00
461-2008 Floor Improvements	0.00
501-2008 Floor Improvements	0.00
2008 Window Improvements	0.00
2008 Building Improvements	0.00
2008 Roof Improvements	0.00
2008 Other Improvements	0.00
461-2008 Other Improvements	0.00
501-2008 Other Improvements	0.00
2009 Bathroom Improvements	0.00
2009 Kitchen Improvements	0.00
2009 Floor Improvements	0.00
2009 Window Improvements	0.00
2009 Building Improvements	0.00
2009 Roof Improvements	0.00
2009 Other Improvements	0.00
461-2009 Other Improvements	0.00
501-2009 Other Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2010 Other Improvements	0.00
2011 Other Improvements	0.00
2012 Other Improvements	0.00
2013 Other Improvements	0.00
2013-Roof Improvement	0.00
2014 Other Improvements	0.00
2014 T/O Misc. Expense	0.00
2014 T/O Materials	0.00
2014 T/O Outside Vendor	0.00
2014 - Roof	0.00
2015 Other Improvements	13,895.35
T/O Misc. Exp.	0.00
2015 T/O Materiales	0.00
T/O Outside Vendor	10,000.00
2016 Other Improvements	205,611.23
2016 T/O Misc. Exp.	5,685.80
2016 T/O Materials	1,604.76
2016 T/O outside vendors	14,017.19
2016 Hills Assessments	0.00
2017 Other Improvements	178,863.49
2017 T/O Misc. Exp.	3,411.89
2017 T/O Materials	3,913.29
2017 T/O Outside Vendor	28,868.55
2017 Hills Assessments	0.00
2018 Other Improvements	297,435.88
2018 T/O Misc. Exp.	0.00
2018 T/O Materials	3,653.01
2018 T/O Outside Vendor	12,100.00
2018 Hills Assessments	0.00
2019 Other Improvements	67,154.04
2019 T/O Misc. Exp.	0.00
2019 T/O Materials	483.69
2019 T/O Outside Vendor	5,000.00
2019 Hills Assessments	0.00
2020 Other Improvements	0.00
2020 T/O Misc. Exp.	0.00
2020 T/O Materials	0.00
2020 T/O Outside Vendor	0.00
2020 Hills Assessments	0.00
TOTAL CAPITAL IMPROVEMENTS	851,698.17
Accum Deprec - Capital Improvements	255,659.62
NET CAPITALIZED IMPROVEMENTS	596,038.55
 OTHER ASSETS	
Security Deposits	0.00
Investment - LLC 21	0.00
Investment - LLC 24	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Investment - LLC 27	0.00
Investment - LLC 28	0.00
Investment - LLC 29	0.00
Investment - LLC 25	0.00
Investment - LLC 26	0.00
Investment - LLC 31	0.00
Investment - LLC 34	0.00
Investment - LLC 35	0.00
Investment - LLC 36	0.00
Investment LLC 37	0.00
Investment LLC 38	0.00
Investment - LLC 39	0.00
Investment - LLC 40	0.00
Investment - LLC 41	0.00
Investment - LLC 42	0.00
Investment - LLC 43	0.00
	0.00
investment - LLC 45	0.00
<i>Investment in 48</i>	<i>0.00</i>
BofA Teller Rental	0.00
Investment - 16914	0.00
Investment - Rafael Gardens	0.00
Investment - 1129 3rd Street	0.00
LP Units	0.00
Investment - US Performing Arts	0.00
Investment - Marin CoWork	0.00
Limited Liability Companies	0.00
LONG TERM RECEIVABLES	
PISF I	0.00
Duffy Due to/from	0.00
PISF III	0.00
PISF IV	0.00
PISF VI	0.00
PISF VII	0.00
PISF IX	0.00
PISF XI	0.00
PISF XII	0.00
PISF XIII	0.00
PISF XIV	0.00
PISF XV	0.00
PISF XVI	0.00
PISF XVII	0.00
PISF XVIII	0.00
461 Due To/From	0.00
501 Due/To From	0.00
Hammondale Due To/From	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
21 Due/to From	0.00
In process Lease litigation	0.00
LLC 20	0.00
LLC 21	0.00
LLC 22	0.00
LLC 23	0.00
LLC 24	0.00
LLC 25	0.00
LLC 26	0.00
LLC 27	0.00
LLC 28	0.00
LLC 29	0.00
LLC 30	0.00
LLC 30	0.00
LLC 31	0.00
LLC 32	0.00
LLC 33	0.00
LLC 34	0.00
LLC 35	0.00
LLC 36	0.00
LLC 37	0.00
LLC 38	0.00
LLC 39	0.00
LLC 40	0.00
LLC 41	0.00
LLC 42	0.00
LLC 43	0.00
LLC 44	0.00
LLC 45	0.00
LLC 46	0.00
LLC 47	0.00
LLC 48	0.00
Due to/from LLC 49	0.00
PI LLC 50	0.00
PI 51 LLC	0.00
Due to/from Gate 5	0.00
PV 1 Due to/from	0.00
885 Due to/from	0.00
107 Due to/from	0.00
481 Due to/from	0.00
515 Due to/from	0.00
300 Due to/From PISF	0.00
Paul Drive Due to/from	0.00
353 BMK due to/from	0.00
49 Ignacio due to/from	0.00
Due To/From GP	-1,254,179.00
Due To/From 16914	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Due To/From PISF, Inc.	0.00
Due To/From PIM	0.00
Note Receivable	0.00
7200 Redwood Due to/From	0.00
355 Due to / from	0.00
Due to/from 350 Ignacio Assoc.	0.00
1222 Due to/from	0.00
419 Prospect due to/from	0.00
TOTAL LONG TERM RECEIVABLES	-1,254,179.00
TOTAL ASSETS	5,812,877.89
LIABILITIES & EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	1,327.16
Deferred Revenue	0.00
Unearned Rent	1,421.00
FTB Taxes Payable	0.00
PPP Loan	0.00
Property Tax Payable	0.00
Insurance Payable	0.00
Accrued Expenses	0.00
TOTAL CURRENT LIABILITIES	2,748.16
LONG TERM LIABILITIES	
Notes Payable	0.00
Notes Payable LLC 48	0.00
Deed of Trust Payable	0.00
Accrued Interest	0.00
Security Deposits Liability	29,393.66
Security Deposit Clearing	0.00
Pet Deposit Payable	0.00
Unearned Income	0.00
Mortgage Payable	4,470,448.31
1st Mortgage 461	0.00
2nd Mortgage 461	0.00
1st Mortgage 501	0.00
1st Deed 350, Suite 201	0.00
2nd Deed 350, Suite 201	0.00
1st Deed 350, Suite 200	0.00
First Mortgage 350 Suite 203	0.00
1st Deed 350 Suites 101, 103	0.00
Other Liabilities	0.00
Accum K-1 Losses	0.00
1st Mortgage Gate 5	0.00
2nd Deed Gate 5	0.00
1st Mortgage Duffy Place	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2nd Deed Duffy Place	0.00
1st Mortgage 49 Ignacio	0.00
2nd Deed 49 Ignacio	0.00
TOTAL LONG TERM LIABILITIES	4,499,841.97
TOTAL LIABILITIES	4,502,590.13
EQUITY	
Common Stock	0.00
Capital Contributions	3,300,000.00
Capital Receivable	0.00
Less: Repurchased Units	0.00
TIC Ownership	0.00
L.P. Distributions	0.00
G.P. Distributions	0.00
Premium on Repurch Units	0.00
Previous Period Adjmts	0.00
Member Distribution	-973,618.00
Dist. 38 to 20	0.00
Dist. 38 to 21	0.00
Dist. 37 to 22	0.00
Inter Co. PFI - PV1	0.00
Inter Co PFI - Gate 5	0.00
Inter Co PFI - Duffy	0.00
Inter Co PFI - Hamm	0.00
Inter Co PFI - 107	0.00
Inter Co PFI - 461	0.00
Inter Co PFI - 501	0.00
Inter Co PFI - 49	0.00
Inter Co PFI - 885	0.00
Inter Co. PFI - 515	0.00
Inter-Co PFI - 355	0.00
InterCo PFI - 7200	0.00
InterCo PFI-117	0.00
InterCo PFI - 7 Merry	0.00
InterCo PFI - 16914	0.00
InterCo PFI - Paul	0.00
InterCo PFI - 353	0.00
InterCo PFI - 1506	0.00
InterCo PFI - 1222	0.00
InterCo PFI - 419	0.00
Inter Co PFI - 19 Merrydale	0.00
Inter Co PFI - 1129	0.00
Inter Co PFI - 1315	0.00
Inter-Co. PFI - 1732	0.00
Inter-Co PFI-390	0.00
Inter Co PFI-santaland	0.00
Retained Earnings	-787,134.01

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Retained Earnings - Owned Properties	0.00
K1-Losses	0.00
Net Income (Loss) Current	-228,960.23
Appliance Depreciation	0.00
TOTAL EQUITY	1,310,287.76
TOTAL LIABILITIES & EQUITY	5,812,877.89
Total of All	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

Current Balance**ASSETS****CURRENT ASSETS****CASH**

1010 - Checking	36,762.90
461 Bank Acct	0.00
501 Bank Acct	0.00
1015 -Reserve Account	0.00
1020 OLD Clearing	0.00
PFI First Community	0.00
Clearing	0.00
PISF Inc. Transfer	0.00
PFI Cash - Transfer	0.00
Money Market	0.00
Escrow Account	0.00
Fremont Checking Account	0.00
Interest Cash	0.00
Petty Cash	0.00
Cash Hammondale	0.00
Cash 461	0.00
Cash 501	0.00
TOTAL CASH	36,762.90

RECEIVABLES

Property Receivables	0.00
Loan Receivables	0.00
Other Receivables	0.00
Officer - Due to/from	0.00

ACCOUNTS RECEIVABLES

A/R Rent Due	-13,603.60
A/R Other - Melissa B	0.00
A/R Other - People home equity	0.00
A/R Collections	0.00
A/R Security Deposits	0.00
TOTAL ACCOUNTS RECEIVABLES	-13,603.60

RESERVES & PREPAIDS

Reserve - Insurance	3,286.42
Reserve - Improvements	0.00
Prepaid Maint. Contract	2,655.50
Prepaid - Leasing Comm.	0.00
Prepaid - Leasing Comm.	0.00
Prepaid Mortgage Interest	0.00
Prepaid Taxes	0.00
TOTAL RESERVES & PREPAIDS	5,941.92
TOTAL CURRENT ASSETS	29,101.22

Balance Sheet

Period = Jul 2020

Book = Accrual

Current Balance**FIXED ASSETS**

Land - Hammondale	0.00
Land	1,480,000.00
Land - 501	0.00
Land - PI 20 LLC	0.00
Land - 200 Gate 5	0.00
Land - Duffy	0.00
Land - 49 Ignacio	0.00
Land - 350 Ignacio Suite 200	0.00
Land - PI 21 LLC	0.00
Land 30 Clay Court	0.00
Land - 690 DeLong	0.00
Building	4,836,000.00
Fixtures & Appliances	0.00
Improvements	0.00
Additional basis	0.00
Accum Depreciation	-899,867.68
Building - 501	0.00
Accum Depreciation Building - 501	0.00
Building - PI 20	0.00
A/D Building PI 20	0.00
Building - 200 Gate 5	0.00
Open	0.00
Accum Depreciation Gate 5	0.00
Buidling Duffy Place	0.00
Accum Depreciation Duffy Place	0.00
Building 49 Ignacio	0.00
Accum Depreciation 49 Ignacio	0.00
Building - Hammondale	0.00
Accum Depr Hammondale	0.00
350 Ignacio #200	0.00
A/D 350 Ignacio #200	0.00
350 Ignacio #101	0.00
A/D 350 Ignacio #101	0.00
Building - 30 Clay Ct.	0.00
A/D 30 Clay Ct.	0.00
Building 690 DeLong	0.00
A/D Building 690 DeLong	0.00
350 Ignacio #103	0.00
A/D 350 Ingacio #103	0.00
350 Ignacio #201	0.00
350 Ignacio # 203	0.00
A/D 350 Ignacio #203	0.00
350 Ignacio #100	0.00
A/D Ignacio #100	0.00
350 Ignacio #300	0.00
A/D 350 Ignacio #300	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Furniture and Fixtures	238.71
A/D Furn. & Fixt.	0.00
Furniture & Fixt Hamm	0.00
Furniture & Fixt Gate	0.00
A/D Furn./Fixt. Hamm	0.00
A/D Furn./Fixt. Gate	0.00
Computers	0.00
A/D Computers	0.00
A/V Equipment	0.00
Vehicles	0.00
A/D Vehicles	0.00
Tenant Imp. 350 Ignacio	0.00
A/D Tenant Imp.	0.00
Acum. Gain (Loss) Gate	0.00
Accum. Gain (Loss) Hamm	0.00
Accum. Gain (Loss) 501	0.00
Accum Gain Loss - 461	0.00
Accum Depreciation Fixed Assets	0.00
NET FIXED ASSETS	5,416,371.03
ACQUISITION ASSETS	
Closing Costs	9,946.00
A/A Closing Costs	0.00
Syndication Costs	0.00
Loan Fees	104,501.00
Accum Amort Loan Fees	-98,451.54
Personal Property	1,184,000.00
Accum Depreciation Personal Property	-377,677.69
Organization Costs	22,377.18
Accum Amort Organization Costs	0.00
NET ACQUISITION ASSETS	844,694.95
CAPITALIZED IMPROVEMENTS	
Improvements Prior 2000	0.00
2001 Bathroom Improvements	0.00
2001 Kitchen Improvements	0.00
2001 Floor Improvements	0.00
2001 Window Improvements	0.00
2001 Building Improvements	0.00
2001 Roof Improvements	0.00
2001 Other Improvements	0.00
2002 Bathroom Improvements	0.00
2002 Kitchen Improvements	0.00
2002 Floor Improvements	0.00
2002 Window Improvements	0.00
2002 Building Improvements	0.00
2002 Roof Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2002 Other Improvements	0.00
2002 Improvement Salaries	0.00
2003 Bathroom Improvements	0.00
2003 Kitchen Improvements	0.00
2003 Floor Improvements	0.00
2003 Window Improvements	0.00
461-2003 Windows Improvements	0.00
501-2003 Window Improvement	0.00
2003 Building Improvements	0.00
461-2003 Building Improvements	0.00
501-2003 Building Improvements	0.00
2003 Roof Improvements	0.00
2003 Other Improvements	0.00
461-2003 Other Improvements	0.00
501-2003 Other Improvements	0.00
2004 Bathroom Improvements	0.00
2004 Kitchen Improvements	0.00
2004 Floor Improvements	0.00
461-2004 Floor Improvements	0.00
501-2004 Floor Improvements	0.00
2004 Window Improvements	0.00
461-2004 Window Improvements	0.00
501-2004 Window Improvements	0.00
2004 Building Improvements	0.00
2004 Roof Improvements	0.00
2004 Other Improvements	0.00
461-2004 Other Improvements	0.00
501-2004 Other Improvements	0.00
2005 Bathroom Improvements	0.00
2005 Kitchen Improvements	0.00
461-2005 Kitchen Improvements	0.00
501-2005 Kitchen Improvements	0.00
2005 Floor Improvements	0.00
461-2005 Floor Improvements	0.00
501-2005 Floor Improvements	0.00
2005 Window Improvements	0.00
2005 Building Improvements	0.00
2005 Roof Improvements	0.00
2005 Other Improvements	0.00
461-2005 Other Improvements	0.00
501-2005 Other Improvements	0.00
2005 Improvement Salaries	0.00
2006 Bathroom Improvements	0.00
2006 Kitchen Improvements	0.00
461-2006 Kitchen Improvements	0.00
501-2006 Kitchen Improvements	0.00
2006 Floor Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
461-2006 Floor Improvements	0.00
501-2006 Floor Improvements	0.00
2006 Window Improvements	0.00
2006 Building Improvements	0.00
461-2006 Building Improvements	0.00
501-2006 Building Improvements	0.00
2006 Roof Improvements	0.00
2006 Other Improvements	0.00
2007 Bathroom Improvements	0.00
461-2007 Bathroom Improvements	0.00
501-2007 Bathroom Improvements	0.00
2007 Kitchen Improvements	0.00
2007 Floor Improvements	0.00
461-2007 Floor Improvements	0.00
501-2007 Floor Improvements	0.00
2007 Window Improvements	0.00
2007 Building Improvements	0.00
461-2007 Building Improvements	0.00
501-2007 Building Improvements	0.00
2007 Roof Improvements	0.00
2007 Other Improvements	0.00
461-2007 Other Improvements	0.00
501-2007 Other Improvements	0.00
2008 Bathroom Improvements	0.00
461-2008 Bathrooms Improvements	0.00
501-2008 Bathroom Improvements	0.00
2008 Kitchen Improvements	0.00
461-2008 Kitchen Improvements	0.00
501-2008 Kitchen Improvements	0.00
2008 Floor Improvements	0.00
461-2008 Floor Improvements	0.00
501-2008 Floor Improvements	0.00
2008 Window Improvements	0.00
2008 Building Improvements	0.00
2008 Roof Improvements	0.00
2008 Other Improvements	0.00
461-2008 Other Improvements	0.00
501-2008 Other Improvements	0.00
2009 Bathroom Improvements	0.00
2009 Kitchen Improvements	0.00
2009 Floor Improvements	0.00
2009 Window Improvements	0.00
2009 Building Improvements	0.00
2009 Roof Improvements	0.00
2009 Other Improvements	0.00
461-2009 Other Improvements	0.00
501-2009 Other Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2010 Other Improvements	0.00
2011 Other Improvements	0.00
2012 Other Improvements	0.00
2013 Other Improvements	0.00
2013-Roof Improvement	0.00
2014 Other Improvements	0.00
2014 T/O Misc. Expense	0.00
2014 T/O Materials	0.00
2014 T/O Outside Vendor	0.00
2014 - Roof	0.00
2015 Other Improvements	13,895.35
T/O Misc. Exp.	0.00
2015 T/O Materiales	0.00
T/O Outside Vendor	10,000.00
2016 Other Improvements	205,611.23
2016 T/O Misc. Exp.	5,685.80
2016 T/O Materials	1,604.76
2016 T/O outside vendors	14,017.19
2016 Hills Assessments	0.00
2017 Other Improvements	178,863.49
2017 T/O Misc. Exp.	3,411.89
2017 T/O Materials	3,913.29
2017 T/O Outside Vendor	28,868.55
2017 Hills Assessments	0.00
2018 Other Improvements	287,239.61
2018 T/O Misc. Exp.	0.00
2018 T/O Materials	3,653.01
2018 T/O Outside Vendor	12,100.00
2018 Hills Assessments	0.00
2019 Other Improvements	67,154.04
2019 T/O Misc. Exp.	0.00
2019 T/O Materials	483.69
2019 T/O Outside Vendor	5,000.00
2019 Hills Assessments	0.00
2020 Other Improvements	120,512.56
2020 T/O Misc. Exp.	0.00
2020 T/O Materials	405.00
2020 T/O Outside Vendor	967.50
2020 Hills Assessments	0.00
TOTAL CAPITAL IMPROVEMENTS	963,386.96
Accum Deprec - Capital Improvements	294,516.41
NET CAPITALIZED IMPROVEMENTS	668,870.55
OTHER ASSETS	
Security Deposits	0.00
Investment - LLC 21	0.00
Investment - LLC 24	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Investment - LLC 27	0.00
Investment - LLC 28	0.00
Investment - LLC 29	0.00
Investment - LLC 25	0.00
Investment - LLC 26	0.00
Investment - LLC 31	0.00
Investment - LLC 34	0.00
Investment - LLC 35	0.00
Investment - LLC 36	0.00
Investment LLC 37	0.00
Investment LLC 38	0.00
Investment - LLC 39	0.00
Investment - LLC 40	0.00
Investment - LLC 41	0.00
Investment - LLC 42	0.00
Investment - LLC 43	0.00
	0.00
investment - LLC 45	0.00
<i>Investment in 48</i>	<i>0.00</i>
BofA Teller Rental	0.00
Investment - 16914	0.00
Investment - Rafael Gardens	0.00
Investment - 1129 3rd Street	0.00
LP Units	0.00
Investment - US Performing Arts	0.00
Investment - Marin CoWork	0.00
Limited Liability Companies	0.00
LONG TERM RECEIVABLES	
PISF I	0.00
Duffy Due to/from	0.00
PISF III	0.00
PISF IV	0.00
PISF VI	0.00
PISF VII	0.00
PISF IX	0.00
PISF XI	0.00
PISF XII	0.00
PISF XIII	0.00
PISF XIV	0.00
PISF XV	0.00
PISF XVI	0.00
PISF XVII	0.00
PISF XVIII	0.00
461 Due To/From	0.00
501 Due/To From	0.00
Hammondale Due To/From	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
21 Due/to From	0.00
In process Lease litigation	0.00
LLC 20	0.00
LLC 21	0.00
LLC 22	0.00
LLC 23	0.00
LLC 24	0.00
LLC 25	0.00
LLC 26	0.00
LLC 27	0.00
LLC 28	0.00
LLC 29	0.00
LLC 30	0.00
LLC 30	0.00
LLC 31	0.00
LLC 32	0.00
LLC 33	0.00
LLC 34	0.00
LLC 35	0.00
LLC 36	0.00
LLC 37	0.00
LLC 38	0.00
LLC 39	0.00
LLC 40	0.00
LLC 41	0.00
LLC 42	0.00
LLC 43	0.00
LLC 44	0.00
LLC 45	0.00
LLC 46	0.00
LLC 47	0.00
LLC 48	0.00
Due to/from LLC 49	0.00
PI LLC 50	0.00
PI 51 LLC	0.00
Due to/from Gate 5	0.00
PV 1 Due to/from	0.00
885 Due to/from	0.00
107 Due to/from	0.00
481 Due to/from	0.00
515 Due to/from	0.00
300 Due to/From PISF	0.00
Paul Drive Due to/from	0.00
353 BMK due to/from	0.00
49 Ignacio due to/from	0.00
Due To/From GP	-1,429,808.90
Due To/From 16914	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Due To/From PISF, Inc.	0.00
Due To/From PIM	0.00
Note Receivable	0.00
7200 Redwood Due to/From	0.00
355 Due to / from	0.00
Due to/from 350 Ignacio Assoc.	0.00
1222 Due to/from	0.00
419 Prospect due to/from	0.00
TOTAL LONG TERM RECEIVABLES	-1,429,808.90
TOTAL ASSETS	5,529,228.85
LIABILITIES & EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	0.00
Deferred Revenue	0.00
Unearned Rent	9,877.60
FTB Taxes Payable	0.00
PPP Loan	0.00
Property Tax Payable	8,911.10
Insurance Payable	0.00
Accrued Expenses	0.00
TOTAL CURRENT LIABILITIES	18,788.70
LONG TERM LIABILITIES	
Notes Payable	0.00
Notes Payable LLC 48	0.00
Deed of Trust Payable	0.00
Accrued Interest	0.00
Security Deposits Liability	29,003.66
Security Deposit Clearing	0.00
Pet Deposit Payable	0.00
Unearned Income	0.00
Mortgage Payable	4,418,489.15
1st Mortgage 461	0.00
2nd Mortgage 461	0.00
1st Mortgage 501	0.00
1st Deed 350, Suite 201	0.00
2nd Deed 350, Suite 201	0.00
1st Deed 350, Suite 200	0.00
First Mortgage 350 Suite 203	0.00
1st Deed 350 Suites 101, 103	0.00
Other Liabilities	0.00
Accum K-1 Losses	0.00
1st Mortgage Gate 5	0.00
2nd Deed Gate 5	0.00
1st Mortgage Duffy Place	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2nd Deed Duffy Place	0.00
1st Mortgage 49 Ignacio	0.00
2nd Deed 49 Ignacio	0.00
TOTAL LONG TERM LIABILITIES	4,447,492.81
TOTAL LIABILITIES	4,466,281.51
EQUITY	
Common Stock	0.00
Capital Contributions	3,300,000.00
Capital Receivable	0.00
Less: Repurchased Units	0.00
TIC Ownership	0.00
L.P. Distributions	0.00
G.P. Distributions	0.00
Premium on Repurch Units	0.00
Previous Period Adjmts	-1,515.00
Member Distribution	-1,088,243.00
Dist. 38 to 20	0.00
Dist. 38 to 21	0.00
Dist. 37 to 22	0.00
Inter Co. PFI - PV1	0.00
Inter Co PFI - Gate 5	0.00
Inter Co PFI - Duffy	0.00
Inter Co PFI - Hamm	0.00
Inter Co PFI - 107	0.00
Inter Co PFI - 461	0.00
Inter Co PFI - 501	0.00
Inter Co PFI - 49	0.00
Inter Co PFI - 885	0.00
Inter Co. PFI - 515	0.00
Inter-Co PFI - 355	0.00
InterCo PFI - 7200	0.00
InterCo PFI-117	0.00
InterCo PFI - 7 Merry	0.00
InterCo PFI - 16914	0.00
InterCo PFI - Paul	0.00
InterCo PFI - 353	0.00
InterCo PFI - 1506	0.00
InterCo PFI - 1222	0.00
InterCo PFI - 419	0.00
Inter Co PFI - 19 Merrydale	0.00
Inter Co PFI - 1129	0.00
Inter Co PFI - 1315	0.00
Inter-Co. PFI - 1732	0.00
Inter-Co PFI-390	0.00
Inter Co PFI-santaland	0.00
Retained Earnings	-1,016,094.24

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Retained Earingins - Owned Properties	0.00
K1-Losses	0.00
Net Income (Loss) Current	-131,200.42
Appliance Depreciation	0.00
TOTAL EQUITY	1,062,947.34
TOTAL LIABILITIES & EQUITY	5,529,228.85
Total of All	0.00

Exhibit A-2: Statement of Income (*Loss*) for **Professional Investors 24, LLC** for period ending 9/1/2020

[Provide a statement of income (*loss*) for the following periods:

(i) For the initial report:

- a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and
- b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	745,072.40	97.04	745,072.40	97.04
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	20,085.08	2.62	20,085.08	2.62
Prior Year Recovery Income	2,607.95	0.34	2,607.95	0.34
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	767,765.43	100.00	767,765.43	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	56,992.60	7.42	56,992.60	7.42
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	394.10	0.05	394.10	0.05
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	3,043.16	0.40	3,043.16	0.40

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	60,429.86	7.87	60,429.86	7.87
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	4,468.80	0.58	4,468.80	0.58
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	612.96	0.08	612.96	0.08
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	5.00	0.00	5.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	-35.00	0.00	-35.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	749.00	0.10	749.00	0.10
Security Patrol	7,692.00	1.00	7,692.00	1.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	13,492.76	1.76	13,492.76	1.76
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	44,548.38	5.80	44,548.38	5.80
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	1,680.00	0.22	1,680.00	0.22
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	160.26	0.02	160.26	0.02
TOTAL MANAGEMENT E...	46,388.64	6.04	46,388.64	6.04
UTILITIES EXPENSE				
Gas & Electricity	91,917.49	11.97	91,917.49	11.97
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	3,444.89	0.45	3,444.89	0.45
Garbage & Trash Removal	3,305.57	0.43	3,305.57	0.43
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	433.88	0.06	433.88	0.06
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	99,101.83	12.91	99,101.83	12.91
REPAIRS & MAINTENANCE				
R&M Unit	0.00	0.00	0.00	0.00
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	680.00	0.09	680.00	0.09
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	0.00	0.00	0.00	0.00
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	2,561.61	0.33	2,561.61	0.33
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	478.64	0.06	478.64	0.06
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	3,633.90	0.47	3,633.90	0.47
R&M - Electrical Supplies	1,301.71	0.17	1,301.71	0.17
R&M - Landscaping Supplies	57.65	0.01	57.65	0.01
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	5,473.13	0.71	5,473.13	0.71
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	1,215.47	0.16	1,215.47	0.16
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	15,402.11	2.01	15,402.11	2.01

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	547.70	0.07	547.70	0.07
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	900.29	0.12	900.29	0.12
Contract - Electrical & Lighting	6,125.00	0.80	6,125.00	0.80
Contract - HVAC Maint.	28,389.00	3.70	28,389.00	3.70
Contract R&M	11,621.34	1.51	11,621.34	1.51
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	26,400.00	3.44	26,400.00	3.44
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	20,179.91	2.63	20,179.91	2.63
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	3,422.04	0.45	3,422.04	0.45
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	97,585.28	12.71	97,585.28	12.71
TAXES				
Real Estate Taxes	107,815.62	14.04	107,815.62	14.04
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	107,815.62	14.04	107,815.62	14.04
INSURANCE EXPENSE				
Package Insurance	3,534.49	0.46	3,534.49	0.46
Earthquake Insurance	9,709.99	1.26	9,709.99	1.26
Umbrella Insurance	1,755.31	0.23	1,755.31	0.23
Flood Insurance	3,903.64	0.51	3,903.64	0.51
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

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	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	18,903.43	2.46	18,903.43	2.46
TOTAL OPERATING EXPENSES	459,119.53	59.80	459,119.53	59.80
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	-25.00	0.00	-25.00	0.00
Late Charges	0.00	0.00	0.00	0.00
Damages & Cleaning Fees	-175.00	-0.02	-175.00	-0.02
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	-1,219.23	-0.16	-1,219.23	-0.16
HVAC Income	-345.50	-0.04	-345.50	-0.04
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-1,764.73	-0.23	-1,764.73	-0.23
NET OPERATING INCOME	310,410.63	40.43	310,410.63	40.43
DEBT SERVICE EXPENSE				
Mortgage Interest	179,927.33	23.44	179,927.33	23.44
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	179,927.33	23.44	179,927.33	23.44
NET INC.BEFORE DEP.& TAX	130,483.30	17.00	130,483.30	17.00
DEPREC. & AMORT. EXPENSES				
Building Depreciation	153,523.80	20.00	153,523.80	20.00
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	118,399.92	15.42	118,399.92	15.42
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	61,191.52	7.97	61,191.52	7.97
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	21,592.56	2.81	21,592.56	2.81

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	354,707.80	46.20	354,707.80	46.20
NET INC.(LOSS) BEF.TAXES	-224,224.50	-29.20	-224,224.50	-29.20
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	4,735.73	0.62	4,735.73	0.62
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	4,735.73	0.62	4,735.73	0.62
NET INCOME (LOSS)BK	-228,960.23	-29.82	-228,960.23	-29.82
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	437,543.46	96.20	437,543.46	96.20
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	16,935.15	3.72	16,935.15	3.72
Prior Year Recovery Income	350.67	0.08	350.67	0.08
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	454,829.28	100.00	454,829.28	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	33,282.60	7.32	33,282.60	7.32
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	242.52	0.05	242.52	0.05
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	33,525.12	7.37	33,525.12	7.37
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	2,303.70	0.51	2,303.70	0.51
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	232.80	0.05	232.80	0.05
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	251.68	0.06	251.68	0.06
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	451.00	0.10	451.00	0.10
Security Patrol	3,627.73	0.80	3,627.73	0.80
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	6,866.91	1.51	6,866.91	1.51
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	26,252.61	5.77	26,252.61	5.77
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	169.71	0.04	169.71	0.04

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	980.00	0.22	980.00	0.22
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	27,402.32	6.02	27,402.32	6.02
UTILITIES EXPENSE				
Gas & Electricity	47,190.18	10.38	47,190.18	10.38
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	1,993.58	0.44	1,993.58	0.44
Garbage & Trash Removal	2,090.39	0.46	2,090.39	0.46
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	262.52	0.06	262.52	0.06
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	51,536.67	11.33	51,536.67	11.33
REPAIRS & MAINTENANCE				
R&M Unit	6,942.73	1.53	6,942.73	1.53
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	1,417.50	0.31	1,417.50	0.31
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	1,490.00	0.33	1,490.00	0.33
R&M - Roofing	57.00	0.01	57.00	0.01
R&M - Miscellaneous	1,161.72	0.26	1,161.72	0.26
R&M - Windows	949.00	0.21	949.00	0.21
R&M - HVAC	5,524.50	1.21	5,524.50	1.21
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

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	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	2,832.21	0.62	2,832.21	0.62
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	0.00	0.00	0.00	0.00
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	14.91	0.00	14.91	0.00
R&M - Electrical Supplies	477.00	0.10	477.00	0.10
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	905.52	0.20	905.52	0.20
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	1,589.84	0.35	1,589.84	0.35
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

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	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.19	0.00	0.19	0.00
Locks & Keys	739.39	0.16	739.39	0.16
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	1,402.95	0.31	1,402.95	0.31
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	25,504.46	5.61	25,504.46	5.61

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	3,045.00	0.67	3,045.00	0.67
Contract R&M	0.00	0.00	0.00	0.00
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	15,400.00	3.39	15,400.00	3.39
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	150.00	0.03	150.00	0.03
Contract - Landscaping	4,976.25	1.09	4,976.25	1.09
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	2,137.97	0.47	2,137.97	0.47
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	1,773.00	0.39	1,773.00	0.39
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	27,482.22	6.04	27,482.22	6.04
TAXES				
Real Estate Taxes	63,260.15	13.91	63,260.15	13.91
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	63,260.15	13.91	63,260.15	13.91
INSURANCE EXPENSE				
Package Insurance	2,603.11	0.57	2,603.11	0.57
Earthquake Insurance	6,123.25	1.35	6,123.25	1.35
Umbrella Insurance	1,006.25	0.22	1,006.25	0.22
Flood Insurance	2,308.67	0.51	2,308.67	0.51
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	12,041.28	2.65	12,041.28	2.65
TOTAL OPERATING EXPENSES	247,619.13	54.44	247,619.13	54.44
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	-50.00	-0.01	-50.00	-0.01
Late Charges	0.00	0.00	0.00	0.00
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-50.00	-0.01	-50.00	-0.01
NET OPERATING INCOME	207,260.15	45.57	207,260.15	45.57
DEBT SERVICE EXPENSE				
Mortgage Interest	97,635.88	21.47	97,635.88	21.47
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	97,635.88	21.47	97,635.88	21.47
NET INC.BEFORE DEP.& TAX	109,624.27	24.10	109,624.27	24.10
DEPREC. & AMORT. EXPENSES				
Building Depreciation	85,303.19	18.76	85,303.19	18.76
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	106,495.41	23.41	106,495.41	23.41
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	38,856.79	8.54	38,856.79	8.54
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	8,469.30	1.86	8,469.30	1.86

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	239,124.69	52.57	239,124.69	52.57
NET INC.(LOSS) BEF.TAXES	-129,500.42	-28.47	-129,500.42	-28.47
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	1,700.00	0.37	1,700.00	0.37
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	1,700.00	0.37	1,700.00	0.37
NET INCOME (LOSS)BK	-131,200.42	-28.85	-131,200.42	-28.85
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Exhibit A-3: Statement of Cash Flows for **Professional Investors 24, LLC** for period ending 9/1/2020

[Provide a statement of changes in cash position for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	745,072.40	97.04	745,072.40	97.04
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	20,085.08	2.62	20,085.08	2.62
Prior Year Recovery Income	2,607.95	0.34	2,607.95	0.34
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	767,765.43	100.00	767,765.43	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	56,992.60	7.42	56,992.60	7.42
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	394.10	0.05	394.10	0.05
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	3,043.16	0.40	3,043.16	0.40

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	60,429.86	7.87	60,429.86	7.87
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	4,468.80	0.58	4,468.80	0.58
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	612.96	0.08	612.96	0.08
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	5.00	0.00	5.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	-35.00	0.00	-35.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	749.00	0.10	749.00	0.10
Security Patrol	7,692.00	1.00	7,692.00	1.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	13,492.76	1.76	13,492.76	1.76
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	44,548.38	5.80	44,548.38	5.80
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	1,680.00	0.22	1,680.00	0.22
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	160.26	0.02	160.26	0.02
TOTAL MANAGEMENT E...	46,388.64	6.04	46,388.64	6.04
UTILITIES EXPENSE				
Gas & Electricity	91,917.49	11.97	91,917.49	11.97
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	3,444.89	0.45	3,444.89	0.45
Garbage & Trash Removal	3,305.57	0.43	3,305.57	0.43
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	433.88	0.06	433.88	0.06
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	99,101.83	12.91	99,101.83	12.91
REPAIRS & MAINTENANCE				
R&M Unit	0.00	0.00	0.00	0.00
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	680.00	0.09	680.00	0.09
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	0.00	0.00	0.00	0.00
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	2,561.61	0.33	2,561.61	0.33
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	478.64	0.06	478.64	0.06
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	3,633.90	0.47	3,633.90	0.47
R&M - Electrical Supplies	1,301.71	0.17	1,301.71	0.17
R&M - Landscaping Supplies	57.65	0.01	57.65	0.01
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	5,473.13	0.71	5,473.13	0.71
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	1,215.47	0.16	1,215.47	0.16
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	15,402.11	2.01	15,402.11	2.01

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	547.70	0.07	547.70	0.07
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	900.29	0.12	900.29	0.12
Contract - Electrical & Lighting	6,125.00	0.80	6,125.00	0.80
Contract - HVAC Maint.	28,389.00	3.70	28,389.00	3.70
Contract R&M	11,621.34	1.51	11,621.34	1.51
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	26,400.00	3.44	26,400.00	3.44
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	20,179.91	2.63	20,179.91	2.63
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	3,422.04	0.45	3,422.04	0.45
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	97,585.28	12.71	97,585.28	12.71
TAXES				
Real Estate Taxes	107,815.62	14.04	107,815.62	14.04
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	107,815.62	14.04	107,815.62	14.04
INSURANCE EXPENSE				
Package Insurance	3,534.49	0.46	3,534.49	0.46
Earthquake Insurance	9,709.99	1.26	9,709.99	1.26
Umbrella Insurance	1,755.31	0.23	1,755.31	0.23
Flood Insurance	3,903.64	0.51	3,903.64	0.51
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

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	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	18,903.43	2.46	18,903.43	2.46
TOTAL OPERATING EXPENSES	459,119.53	59.80	459,119.53	59.80
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	-25.00	0.00	-25.00	0.00
Late Charges	0.00	0.00	0.00	0.00
Damages & Cleaning Fees	-175.00	-0.02	-175.00	-0.02
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	-1,219.23	-0.16	-1,219.23	-0.16
HVAC Income	-345.50	-0.04	-345.50	-0.04
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-1,764.73	-0.23	-1,764.73	-0.23
NET OPERATING INCOME	310,410.63	40.43	310,410.63	40.43
DEBT SERVICE EXPENSE				
Mortgage Interest	179,927.33	23.44	179,927.33	23.44
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	179,927.33	23.44	179,927.33	23.44
NET INC.BEFORE DEP.& TAX	130,483.30	17.00	130,483.30	17.00
DEPREC. & AMORT. EXPENSES				
Building Depreciation	153,523.80	20.00	153,523.80	20.00
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	118,399.92	15.42	118,399.92	15.42
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	61,191.52	7.97	61,191.52	7.97
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	21,592.56	2.81	21,592.56	2.81

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	354,707.80	46.20	354,707.80	46.20
NET INC.(LOSS) BEF.TAXES	-224,224.50	-29.20	-224,224.50	-29.20
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	4,735.73	0.62	4,735.73	0.62
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	4,735.73	0.62	4,735.73	0.62
NET INCOME (LOSS)BK	-228,960.23	-29.82	-228,960.23	-29.82
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00
Adjustments				
Outside Management Income	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0.00
Period to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	609.79	3,817.56	3,207.77	
1015 -Reserve Account	0.00	0.00	0.00	
Fremont Checking Account	0.00	0.00	0.00	
Total Cash	609.79	3,817.56	3,207.77	
Year to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	609.79	3,817.56	3,207.77	
1015 -Reserve Account	0.00	0.00	0.00	
Fremont Checking Account	0.00	0.00	0.00	
Total Cash	609.79	3,817.56	3,207.77	

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	437,543.46	96.20	437,543.46	96.20
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	16,935.15	3.72	16,935.15	3.72
Prior Year Recovery Income	350.67	0.08	350.67	0.08
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	454,829.28	100.00	454,829.28	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	33,282.60	7.32	33,282.60	7.32
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	242.52	0.05	242.52	0.05
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	33,525.12	7.37	33,525.12	7.37
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	2,303.70	0.51	2,303.70	0.51
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	232.80	0.05	232.80	0.05
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	251.68	0.06	251.68	0.06
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	451.00	0.10	451.00	0.10
Security Patrol	3,627.73	0.80	3,627.73	0.80
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	6,866.91	1.51	6,866.91	1.51
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	26,252.61	5.77	26,252.61	5.77
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	169.71	0.04	169.71	0.04

Cash Flow Statement

Period = Jan 2020-Jul 2020

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	Period to Date	%	Year to Date	%
Interior Lobby Plants	980.00	0.22	980.00	0.22
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	27,402.32	6.02	27,402.32	6.02
UTILITIES EXPENSE				
Gas & Electricity	47,190.18	10.38	47,190.18	10.38
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	1,993.58	0.44	1,993.58	0.44
Garbage & Trash Removal	2,090.39	0.46	2,090.39	0.46
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	262.52	0.06	262.52	0.06
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	51,536.67	11.33	51,536.67	11.33
REPAIRS & MAINTENANCE				
R&M Unit	6,942.73	1.53	6,942.73	1.53
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	1,417.50	0.31	1,417.50	0.31
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	1,490.00	0.33	1,490.00	0.33
R&M - Roofing	57.00	0.01	57.00	0.01
R&M - Miscellaneous	1,161.72	0.26	1,161.72	0.26
R&M - Windows	949.00	0.21	949.00	0.21
R&M - HVAC	5,524.50	1.21	5,524.50	1.21
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Cash Flow Statement

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	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	2,832.21	0.62	2,832.21	0.62
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	0.00	0.00	0.00	0.00
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	14.91	0.00	14.91	0.00
R&M - Electrical Supplies	477.00	0.10	477.00	0.10
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	905.52	0.20	905.52	0.20
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	1,589.84	0.35	1,589.84	0.35
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Cash Flow Statement

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Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.19	0.00	0.19	0.00
Locks & Keys	739.39	0.16	739.39	0.16
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	1,402.95	0.31	1,402.95	0.31
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	25,504.46	5.61	25,504.46	5.61

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	3,045.00	0.67	3,045.00	0.67
Contract R&M	0.00	0.00	0.00	0.00
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	15,400.00	3.39	15,400.00	3.39
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	150.00	0.03	150.00	0.03
Contract - Landscaping	4,976.25	1.09	4,976.25	1.09
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	2,137.97	0.47	2,137.97	0.47
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	1,773.00	0.39	1,773.00	0.39
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	27,482.22	6.04	27,482.22	6.04
TAXES				
Real Estate Taxes	63,260.15	13.91	63,260.15	13.91
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	63,260.15	13.91	63,260.15	13.91
INSURANCE EXPENSE				
Package Insurance	2,603.11	0.57	2,603.11	0.57
Earthquake Insurance	6,123.25	1.35	6,123.25	1.35
Umbrella Insurance	1,006.25	0.22	1,006.25	0.22
Flood Insurance	2,308.67	0.51	2,308.67	0.51
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	12,041.28	2.65	12,041.28	2.65
TOTAL OPERATING EXPENSES	247,619.13	54.44	247,619.13	54.44
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	-50.00	-0.01	-50.00	-0.01
Late Charges	0.00	0.00	0.00	0.00
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-50.00	-0.01	-50.00	-0.01
NET OPERATING INCOME	207,260.15	45.57	207,260.15	45.57
DEBT SERVICE EXPENSE				
Mortgage Interest	97,635.88	21.47	97,635.88	21.47
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	97,635.88	21.47	97,635.88	21.47
NET INC.BEFORE DEP.& TAX	109,624.27	24.10	109,624.27	24.10
DEPREC. & AMORT. EXPENSES				
Building Depreciation	85,303.19	18.76	85,303.19	18.76
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	106,495.41	23.41	106,495.41	23.41
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	38,856.79	8.54	38,856.79	8.54
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	8,469.30	1.86	8,469.30	1.86

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	239,124.69	52.57	239,124.69	52.57
NET INC.(LOSS) BEF.TAXES	-129,500.42	-28.47	-129,500.42	-28.47
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	1,700.00	0.37	1,700.00	0.37
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	1,700.00	0.37	1,700.00	0.37
NET INCOME (LOSS)BK	-131,200.42	-28.85	-131,200.42	-28.85
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00
Adjustments				
Outside Management Income	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0.00
Period to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	3,817.56	36,762.90	32,945.34	
1015 -Reserve Account	0.00	0.00	0.00	
Fremont Checking Account	0.00	0.00	0.00	
Total Cash	3,817.56	36,762.90	32,945.34	
Year to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	3,817.56	36,762.90	32,945.34	
1015 -Reserve Account	0.00	0.00	0.00	
Fremont Checking Account	0.00	0.00	0.00	
Total Cash	3,817.56	36,762.90	32,945.34	

Exhibit A-4: Statement of Changes in Shareholders'/Partners' Equity (*Deficit*) for Professional Investors 24, LLC
for period ending 9/1/2020

[Provide a statement of changes in shareholders'/partners equity (*deficit*) for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The Debtor's professionals are in the process of conducting a forensic review of the Debtor's and controlled entities' records necessary to determine changes in the shareholders'/partners' equity ownership for the controlled entities. The Debtor will submit an updated report to the Court once this information is available.



Exhibit B: Description of Operations for Professional Investors 24, LLC

[Describe the nature and extent of the Debtor's interest in the Controlled Non-Debtor Entity.

Describe the business conducted and intended to be conducted by the Controlled Non-Debtor Entity, focusing on the entity's dominant business segments.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

The Controlled Non-Debtor Entity owns a residential property which is operated by PFI. The units are leased as residences to tenants.



Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

[REDACTED] Exhibit C: Description of Intercompany Claims

[List and describe the Controlled Non-Debtor Entity's claims against any other Controlled Non-Debtor Entity, together with the basis for such claims and whether each claim is contingent, unliquidated or disputed.]

Describe the source of this information.]

The source of this information is derived for the companies' Accounting System.

The companies' books show no intercompany claim.

Exhibit D: Allocation of Tax Liabilities and Assets

[Describe how income, losses, tax payments, tax refunds, or other tax attributes relating to federal, state, or local taxes have been allocated between or among the Controlled Non-Debtor Entity and one or more other Controlled Non-Debtor Entities.

Include a copy of each tax sharing or tax allocation agreement to which the entity is a party with any other Controlled Non-Debtor Entity.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System and conversations with the remaining employees of the company.

Tax liabilities are not allocated among or between any other Controlled Non-Debtor Entity.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit E: Description of Controlled Non-Debtor Entity's payments of Administrative Expenses, or Professional Fees otherwise payable by a Debtor

[Describe any payment made, or obligations incurred (or claims purchased), by the Controlled Non-Debtor Entity in connection with any claims, administrative expenses, or professional fees that have been or could be asserted against any Debtor.


Describe the source of this information.]

Based on a review of the Non-Debtor Entity's Accounting System records and conversations with current employees, the Debtor is not aware of any payments made or obligations incurred by the Controlled Non-Debtor Entity that would otherwise be payable by Debtor.



Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

 Exhibit A: Financial Statements for Professional Investors 25, LLC

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit A-1: Balance Sheet for Professional Investors 25, LLC as of 9/1/2020

[Provide a balance sheet dated as of the end of the most recent 3-month period of the current fiscal year and as of the end of the preceding fiscal year.]

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Balance Sheet

Period = Dec 2019

Book = Accrual ; Tree = ysi_bs

		Current Balance
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1002-00-000	CASH	
1010-00-000	1010 - Checking	4,351.24
1099-00-000	TOTAL CASH	4,351.24
1180-00-000	ACCOUNTS RECEIVABLES	
1181-00-000	A/R Rent Due	4,651.69
1189-00-000	TOTAL ACCOUNTS RECEIVABLES	4,651.69
1200-00-000	RESERVES & PREPAIDS	
1205-00-000	Reserve - Insurance	3,904.40
1298-00-000	TOTAL RESERVES & PREPAIDS	3,904.40
1299-00-000	TOTAL CURRENT ASSETS	12,907.33
1300-00-000	FIXED ASSETS	
1305-00-000	Land	1,349,575.00
1310-00-000	Building	5,398,300.00
1311-00-000	Accum Depreciation	-739,033.24
1315-00-000	Furniture and Fixtures	3,104.99
1349-00-000	NET FIXED ASSETS	6,011,946.75
1350-00-000	ACQUISITION ASSETS	
1351-00-000	Closing Costs	151,698.86
1353-00-000	Loan Fees	41,290.25
1354-00-000	Accum Amort Loan Fees	-35,096.67
1355-00-000	Personal Property	100,000.00
1356-00-000	Accum Depreciation Personal Property	-85,000.17
1357-00-000	Organization Costs	20,848.49
1359-00-000	NET ACQUISITION ASSETS	193,740.76
1399-00-000	CAPITALIZED IMPROVEMENTS	
1492-00-000	2015 Other Improvements	39,694.43
1493-00-000	2016 Other Improvements	138,897.09
1493-00-200	2016 T/O Materials	329.84
1493-00-300	2016 T/O outside vendors	16,090.11
1494-00-000	2017 Other Improvements	136,901.69
1494-00-200	2017 T/O Materials	3,196.92
1494-00-300	2017 T/O Outside Vendor	20,103.07
1495-00-000	2018 Other Improvements	444,400.22
1495-00-200	2018 T/O Materials	7,680.15
1495-00-300	2018 T/O Outside Vendor	15,415.00
1496-00-000	2019 Other Improvements	55,210.77
1496-00-200	2019 T/O Materials	2,806.13
1496-00-300	2019 T/O Outside Vendor	13,795.00
1595-00-000	TOTAL CAPITAL IMPROVEMENTS	894,520.42
1598-00-000	Accum Deprec - Capital Improvements	147,032.11
1599-00-000	NET CAPITALIZED IMPROVEMENTS	747,488.31
1800-00-000	LONG TERM RECEIVABLES	
1850-00-000	Due To/From GP	-551,634.00
1899-00-000	TOTAL LONG TERM RECEIVABLES	-551,634.00
1999-00-000	TOTAL ASSETS	6,414,449.15
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	

Balance Sheet

Period = Dec 2019

Book = Accrual ; Tree = ysi_bs

Current Balance

2002-00-000	CURRENT LIABILITIES	
2005-00-000	Accounts Payable	9,735.20
2010-00-000	Unearned Rent	11,280.58
2099-00-000	TOTAL CURRENT LIABILITIES	21,015.78
2200-00-000	LONG TERM LIABILITIES	
2235-00-000	Security Deposits Liability	47,231.10
2240-00-000	Mortgage Payable	4,385,434.70
2998-00-000	TOTAL LONG TERM LIABILITIES	4,432,665.80
2999-00-000	TOTAL LIABILITIES	4,453,681.58
3000-00-000	EQUITY	
3030-00-000	Capital Contributions	3,300,000.00
3070-00-000	Member Distribution	-1,004,443.25
3130-00-000	Retained Earnings	-133,810.29
3140-00-000	Net Income (Loss) Current	-200,978.89
3990-00-000	TOTAL EQUITY	1,960,767.57
3998-00-000	TOTAL LIABILITIES & EQUITY	6,414,449.15
9999-00-000	Total of All	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Due To/From PISF, Inc.	0.00
Due To/From PIM	0.00
Note Receivable	0.00
7200 Redwood Due to/From	0.00
355 Due to / from	0.00
Due to/from 350 Ignacio Assoc.	0.00
1222 Due to/from	0.00
419 Prospect due to/from	0.00
TOTAL LONG TERM RECEIVABLES	-711,664.00
TOTAL ASSETS	6,128,776.87
LIABILITIES & EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	23,578.69
Deferred Revenue	0.00
Unearned Rent	19,100.49
FTB Taxes Payable	0.00
PPP Loan	0.00
Property Tax Payable	7,863.47
Insurance Payable	0.00
Accrued Expenses	0.00
TOTAL CURRENT LIABILITIES	50,542.65
LONG TERM LIABILITIES	
Notes Payable	0.00
Notes Payable LLC 48	0.00
Deed of Trust Payable	0.00
Accrued Interest	0.00
Security Deposits Liability	41,137.10
Security Deposit Clearing	0.00
Pet Deposit Payable	0.00
Unearned Income	0.00
Mortgage Payable	4,337,814.81
1st Mortgage 461	0.00
2nd Mortgage 461	0.00
1st Mortgage 501	0.00
1st Deed 350, Suite 201	0.00
2nd Deed 350, Suite 201	0.00
1st Deed 350, Suite 200	0.00
First Mortgage 350 Suite 203	0.00
1st Deed 350 Suites 101, 103	0.00
Other Liabilities	0.00
Accum K-1 Losses	0.00
1st Mortgage Gate 5	0.00
2nd Deed Gate 5	0.00
1st Mortgage Duffy Place	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2nd Deed Duffy Place	0.00
1st Mortgage 49 Ignacio	0.00
2nd Deed 49 Ignacio	0.00
TOTAL LONG TERM LIABILITIES	4,378,951.91
TOTAL LIABILITIES	4,429,494.56
EQUITY	
Common Stock	0.00
Capital Contributions	3,300,000.00
Capital Receivable	0.00
Less: Repurchased Units	0.00
TIC Ownership	0.00
L.P. Distributions	0.00
G.P. Distributions	0.00
Premium on Repurch Units	0.00
Previous Period Adjmts	0.00
Member Distribution	-1,110,818.25
Dist. 38 to 20	0.00
Dist. 38 to 21	0.00
Dist. 37 to 22	0.00
Inter Co. PFI - PV1	0.00
Inter Co PFI - Gate 5	0.00
Inter Co PFI - Duffy	0.00
Inter Co PFI - Hamm	0.00
Inter Co PFI - 107	0.00
Inter Co PFI - 461	0.00
Inter Co PFI - 501	0.00
Inter Co PFI - 49	0.00
Inter Co PFI - 885	0.00
Inter Co. PFI - 515	0.00
Inter-Co PFI - 355	0.00
InterCo PFI - 7200	0.00
InterCo PFI-117	0.00
InterCo PFI - 7 Merry	0.00
InterCo PFI - 16914	0.00
InterCo PFI - Paul	0.00
InterCo PFI - 353	0.00
InterCo PFI - 1506	0.00
InterCo PFI - 1222	0.00
InterCo PFI - 419	0.00
Inter Co PFI - 19 Merrydale	0.00
Inter Co PFI - 1129	0.00
Inter Co PFI - 1315	0.00
Inter-Co. PFI - 1732	0.00
Inter-Co PFI-390	0.00
Inter Co PFI-santaland	0.00
Retained Earnings	-334,789.18

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Retained Earnings - Owned Properties	0.00
K1-Losses	0.00
Net Income (Loss) Current	-155,110.26
Appliance Depreciation	0.00
TOTAL EQUITY	1,699,282.31
TOTAL LIABILITIES & EQUITY	6,128,776.87
Total of All	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

Current Balance**ASSETS****CURRENT ASSETS****CASH**

1010 - Checking	8,590.28
461 Bank Acct	0.00
501 Bank Acct	0.00
1015 -Reserve Account	0.00
1020 OLD Clearing	0.00
PFI First Community	0.00
Clearing	0.00
PISF Inc. Transfer	0.00
PFI Cash - Transfer	0.00
Money Market	0.00
Escrow Account	0.00
Fremont Checking Account	0.00
Interest Cash	0.00
Petty Cash	0.00
Cash Hammondale	0.00
Cash 461	0.00
Cash 501	0.00
TOTAL CASH	8,590.28

RECEIVABLES

Property Receivables	0.00
Loan Receivables	0.00
Other Receivables	0.00
Officer - Due to/from	0.00

ACCOUNTS RECEIVABLES

A/R Rent Due	2,764.76
A/R Other - Melissa B	0.00
A/R Other - People home equity	0.00
A/R Collections	0.00
A/R Security Deposits	0.00
TOTAL ACCOUNTS RECEIVABLES	2,764.76

RESERVES & PREPAIDS

Reserve - Insurance	1,495.44
Reserve - Improvements	0.00
Prepaid Maint. Contract	0.00
Prepaid - Leasing Comm.	0.00
Prepaid - Leasing Comm.	0.00
Prepaid Mortgage Interest	0.00
Prepaid Taxes	0.00
TOTAL RESERVES & PREPAIDS	1,495.44
TOTAL CURRENT ASSETS	12,850.48

Balance Sheet

Period = Jul 2020

Book = Accrual

Current Balance**FIXED ASSETS**

Land - Hammondale	0.00
Land	1,349,575.00
Land - 501	0.00
Land - PI 20 LLC	0.00
Land - 200 Gate 5	0.00
Land - Duffy	0.00
Land - 49 Ignacio	0.00
Land - 350 Ignacio Suite 200	0.00
Land - PI 21 LLC	0.00
Land 30 Clay Court	0.00
Land - 690 DeLong	0.00
Building	5,398,300.00
Fixtures & Appliances	0.00
Improvements	0.00
Additional basis	0.00
Accum Depreciation	-835,313.69
Building - 501	0.00
Accum Depreciation Building - 501	0.00
Building - PI 20	0.00
A/D Building PI 20	0.00
Building - 200 Gate 5	0.00
Open	0.00
Accum Depreciation Gate 5	0.00
Buidling Duffy Place	0.00
Accum Depreciation Duffy Place	0.00
Building 49 Ignacio	0.00
Accum Depreciation 49 Ignacio	0.00
Building - Hammondale	0.00
Accum Depr Hammondale	0.00
350 Ignacio #200	0.00
A/D 350 Ignacio #200	0.00
350 Ignacio #101	0.00
A/D 350 Ignacio #101	0.00
Building - 30 Clay Ct.	0.00
A/D 30 Clay Ct.	0.00
Building 690 DeLong	0.00
A/D Building 690 DeLong	0.00
350 Ignacio #103	0.00
A/D 350 Ingacio #103	0.00
350 Ignacio #201	0.00
350 Ignacio # 203	0.00
A/D 350 Ignacio #203	0.00
350 Ignacio #100	0.00
A/D Ignacio #100	0.00
350 Ignacio #300	0.00
A/D 350 Ignacio #300	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Furniture and Fixtures	3,104.99
A/D Furn. & Fixt.	0.00
Furniture & Fixt Hamm	0.00
Furniture & Fixt Gate	0.00
A/D Furn./Fixt. Hamm	0.00
A/D Furn./Fixt. Gate	0.00
Computers	0.00
A/D Computers	0.00
A/V Equipment	0.00
Vehicles	0.00
A/D Vehicles	0.00
Tenant Imp. 350 Ignacio	0.00
A/D Tenant Imp.	0.00
Acum. Gain (Loss) Gate	0.00
Accum. Gain (Loss) Hamm	0.00
Accum. Gain (Loss) 501	0.00
Accum Gain Loss - 461	0.00
Accum Depreciation Fixed Assets	0.00
NET FIXED ASSETS	5,915,666.30
 ACQUISITION ASSETS	
Closing Costs	151,698.86
A/A Closing Costs	0.00
Syndication Costs	0.00
Loan Fees	41,290.25
Accum Amort Loan Fees	-39,913.86
Personal Property	100,000.00
Accum Depreciation Personal Property	-96,666.86
Organization Costs	20,848.49
Accum Amort Organization Costs	0.00
NET ACQUISITION ASSETS	177,256.88
 CAPITALIZED IMPROVEMENTS	
Improvements Prior 2000	0.00
2001 Bathroom Improvements	0.00
2001 Kitchen Improvements	0.00
2001 Floor Improvements	0.00
2001 Window Improvements	0.00
2001 Building Improvements	0.00
2001 Roof Improvements	0.00
2001 Other Improvements	0.00
2002 Bathroom Improvements	0.00
2002 Kitchen Improvements	0.00
2002 Floor Improvements	0.00
2002 Window Improvements	0.00
2002 Building Improvements	0.00
2002 Roof Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2002 Other Improvements	0.00
2002 Improvement Salaries	0.00
2003 Bathroom Improvements	0.00
2003 Kitchen Improvements	0.00
2003 Floor Improvements	0.00
2003 Window Improvements	0.00
461-2003 Windows Improvements	0.00
501-2003 Window Improvement	0.00
2003 Building Improvements	0.00
461-2003 Building Improvements	0.00
501-2003 Building Improvements	0.00
2003 Roof Improvements	0.00
2003 Other Improvements	0.00
461-2003 Other Improvements	0.00
501-2003 Other Improvements	0.00
2004 Bathroom Improvements	0.00
2004 Kitchen Improvements	0.00
2004 Floor Improvements	0.00
461-2004 Floor Improvements	0.00
501-2004 Floor Improvements	0.00
2004 Window Improvements	0.00
461-2004 Window Improvements	0.00
501-2004 Window Improvements	0.00
2004 Building Improvements	0.00
2004 Roof Improvements	0.00
2004 Other Improvements	0.00
461-2004 Other Improvements	0.00
501-2004 Other Improvements	0.00
2005 Bathroom Improvements	0.00
2005 Kitchen Improvements	0.00
461-2005 Kitchen Improvements	0.00
501-2005 Kitchen Improvements	0.00
2005 Floor Improvements	0.00
461-2005 Floor Improvements	0.00
501-2005 Floor Improvements	0.00
2005 Window Improvements	0.00
2005 Building Improvements	0.00
2005 Roof Improvements	0.00
2005 Other Improvements	0.00
461-2005 Other Improvements	0.00
501-2005 Other Improvements	0.00
2005 Improvement Salaries	0.00
2006 Bathroom Improvements	0.00
2006 Kitchen Improvements	0.00
461-2006 Kitchen Improvements	0.00
501-2006 Kitchen Improvements	0.00
2006 Floor Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
461-2006 Floor Improvements	0.00
501-2006 Floor Improvements	0.00
2006 Window Improvements	0.00
2006 Building Improvements	0.00
461-2006 Building Improvements	0.00
501-2006 Building Improvements	0.00
2006 Roof Improvements	0.00
2006 Other Improvements	0.00
2007 Bathroom Improvements	0.00
461-2007 Bathroom Improvements	0.00
501-2007 Bathroom Improvements	0.00
2007 Kitchen Improvements	0.00
2007 Floor Improvements	0.00
461-2007 Floor Improvements	0.00
501-2007 Floor Improvements	0.00
2007 Window Improvements	0.00
2007 Building Improvements	0.00
461-2007 Building Improvements	0.00
501-2007 Building Improvements	0.00
2007 Roof Improvements	0.00
2007 Other Improvements	0.00
461-2007 Other Improvements	0.00
501-2007 Other Improvements	0.00
2008 Bathroom Improvements	0.00
461-2008 Bathrooms Improvements	0.00
501-2008 Bathroom Improvements	0.00
2008 Kitchen Improvements	0.00
461-2008 Kitchen Improvements	0.00
501-2008 Kitchen Improvements	0.00
2008 Floor Improvements	0.00
461-2008 Floor Improvements	0.00
501-2008 Floor Improvements	0.00
2008 Window Improvements	0.00
2008 Building Improvements	0.00
2008 Roof Improvements	0.00
2008 Other Improvements	0.00
461-2008 Other Improvements	0.00
501-2008 Other Improvements	0.00
2009 Bathroom Improvements	0.00
2009 Kitchen Improvements	0.00
2009 Floor Improvements	0.00
2009 Window Improvements	0.00
2009 Building Improvements	0.00
2009 Roof Improvements	0.00
2009 Other Improvements	0.00
461-2009 Other Improvements	0.00
501-2009 Other Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2010 Other Improvements	0.00
2011 Other Improvements	0.00
2012 Other Improvements	0.00
2013 Other Improvements	0.00
2013-Roof Improvement	0.00
2014 Other Improvements	0.00
2014 T/O Misc. Expense	0.00
2014 T/O Materials	0.00
2014 T/O Outside Vendor	0.00
2014 - Roof	0.00
2015 Other Improvements	39,694.43
T/O Misc. Exp.	0.00
2015 T/O Materiales	0.00
T/O Outside Vendor	0.00
2016 Other Improvements	138,897.09
2016 T/O Misc. Exp.	0.00
2016 T/O Materials	329.84
2016 T/O outside vendors	16,090.11
2016 Hills Assessments	0.00
2017 Other Improvements	136,901.69
2017 T/O Misc. Exp.	0.00
2017 T/O Materials	3,196.92
2017 T/O Outside Vendor	20,103.07
2017 Hills Assessments	0.00
2018 Other Improvements	444,400.22
2018 T/O Misc. Exp.	0.00
2018 T/O Materials	7,680.15
2018 T/O Outside Vendor	15,415.00
2018 Hills Assessments	0.00
2019 Other Improvements	55,210.77
2019 T/O Misc. Exp.	0.00
2019 T/O Materials	2,806.13
2019 T/O Outside Vendor	13,795.00
2019 Hills Assessments	0.00
2020 Other Improvements	5,953.00
2020 T/O Misc. Exp.	0.00
2020 T/O Materials	2,561.10
2020 T/O Outside Vendor	20,343.78
2020 Hills Assessments	0.00
TOTAL CAPITAL IMPROVEMENTS	923,378.30
Accum Deprec - Capital Improvements	188,711.09
NET CAPITALIZED IMPROVEMENTS	734,667.21
 OTHER ASSETS	
Security Deposits	0.00
Investment - LLC 21	0.00
Investment - LLC 24	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Investment - LLC 27	0.00
Investment - LLC 28	0.00
Investment - LLC 29	0.00
Investment - LLC 25	0.00
Investment - LLC 26	0.00
Investment - LLC 31	0.00
Investment - LLC 34	0.00
Investment - LLC 35	0.00
Investment - LLC 36	0.00
Investment LLC 37	0.00
Investment LLC 38	0.00
Investment - LLC 39	0.00
Investment - LLC 40	0.00
Investment - LLC 41	0.00
Investment - LLC 42	0.00
Investment - LLC 43	0.00
	0.00
investment - LLC 45	0.00
<i>Investment in 48</i>	<i>0.00</i>
BofA Teller Rental	0.00
Investment - 16914	0.00
Investment - Rafael Gardens	0.00
Investment - 1129 3rd Street	0.00
LP Units	0.00
Investment - US Performing Arts	0.00
Investment - Marin CoWork	0.00
Limited Liability Companies	0.00
LONG TERM RECEIVABLES	
PISF I	0.00
Duffy Due to/from	0.00
PISF III	0.00
PISF IV	0.00
PISF VI	0.00
PISF VII	0.00
PISF IX	0.00
PISF XI	0.00
PISF XII	0.00
PISF XIII	0.00
PISF XIV	0.00
PISF XV	0.00
PISF XVI	0.00
PISF XVII	0.00
PISF XVIII	0.00
461 Due To/From	0.00
501 Due/To From	0.00
Hammondale Due To/From	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
21 Due/to From	0.00
In process Lease litigation	0.00
LLC 20	0.00
LLC 21	0.00
LLC 22	0.00
LLC 23	0.00
LLC 24	0.00
LLC 25	0.00
LLC 26	0.00
LLC 27	0.00
LLC 28	0.00
LLC 29	0.00
LLC 30	0.00
LLC 30	0.00
LLC 31	0.00
LLC 32	0.00
LLC 33	0.00
LLC 34	0.00
LLC 35	0.00
LLC 36	0.00
LLC 37	0.00
LLC 38	0.00
LLC 39	0.00
LLC 40	0.00
LLC 41	0.00
LLC 42	0.00
LLC 43	0.00
LLC 44	0.00
LLC 45	0.00
LLC 46	0.00
LLC 47	0.00
LLC 48	0.00
Due to/from LLC 49	0.00
PI LLC 50	0.00
PI 51 LLC	0.00
Due to/from Gate 5	0.00
PV 1 Due to/from	0.00
885 Due to/from	0.00
107 Due to/from	0.00
481 Due to/from	0.00
515 Due to/from	0.00
300 Due to/From PISF	0.00
Paul Drive Due to/from	0.00
353 BMK due to/from	0.00
49 Ignacio due to/from	0.00
Due To/From GP	-711,664.00
Due To/From 16914	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Due To/From PISF, Inc.	0.00
Due To/From PIM	0.00
Note Receivable	0.00
7200 Redwood Due to/From	0.00
355 Due to / from	0.00
Due to/from 350 Ignacio Assoc.	0.00
1222 Due to/from	0.00
419 Prospect due to/from	0.00
TOTAL LONG TERM RECEIVABLES	-711,664.00
TOTAL ASSETS	6,128,776.87
LIABILITIES & EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	23,578.69
Deferred Revenue	0.00
Unearned Rent	19,100.49
FTB Taxes Payable	0.00
PPP Loan	0.00
Property Tax Payable	7,863.47
Insurance Payable	0.00
Accrued Expenses	0.00
TOTAL CURRENT LIABILITIES	50,542.65
LONG TERM LIABILITIES	
Notes Payable	0.00
Notes Payable LLC 48	0.00
Deed of Trust Payable	0.00
Accrued Interest	0.00
Security Deposits Liability	41,137.10
Security Deposit Clearing	0.00
Pet Deposit Payable	0.00
Unearned Income	0.00
Mortgage Payable	4,337,814.81
1st Mortgage 461	0.00
2nd Mortgage 461	0.00
1st Mortgage 501	0.00
1st Deed 350, Suite 201	0.00
2nd Deed 350, Suite 201	0.00
1st Deed 350, Suite 200	0.00
First Mortgage 350 Suite 203	0.00
1st Deed 350 Suites 101, 103	0.00
Other Liabilities	0.00
Accum K-1 Losses	0.00
1st Mortgage Gate 5	0.00
2nd Deed Gate 5	0.00
1st Mortgage Duffy Place	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2nd Deed Duffy Place	0.00
1st Mortgage 49 Ignacio	0.00
2nd Deed 49 Ignacio	0.00
TOTAL LONG TERM LIABILITIES	4,378,951.91
TOTAL LIABILITIES	4,429,494.56
EQUITY	
Common Stock	0.00
Capital Contributions	3,300,000.00
Capital Receivable	0.00
Less: Repurchased Units	0.00
TIC Ownership	0.00
L.P. Distributions	0.00
G.P. Distributions	0.00
Premium on Repurch Units	0.00
Previous Period Adjmts	0.00
Member Distribution	-1,110,818.25
Dist. 38 to 20	0.00
Dist. 38 to 21	0.00
Dist. 37 to 22	0.00
Inter Co. PFI - PV1	0.00
Inter Co PFI - Gate 5	0.00
Inter Co PFI - Duffy	0.00
Inter Co PFI - Hamm	0.00
Inter Co PFI - 107	0.00
Inter Co PFI - 461	0.00
Inter Co PFI - 501	0.00
Inter Co PFI - 49	0.00
Inter Co PFI - 885	0.00
Inter Co. PFI - 515	0.00
Inter-Co PFI - 355	0.00
InterCo PFI - 7200	0.00
InterCo PFI-117	0.00
InterCo PFI - 7 Merry	0.00
InterCo PFI - 16914	0.00
InterCo PFI - Paul	0.00
InterCo PFI - 353	0.00
InterCo PFI - 1506	0.00
InterCo PFI - 1222	0.00
InterCo PFI - 419	0.00
Inter Co PFI - 19 Merrydale	0.00
Inter Co PFI - 1129	0.00
Inter Co PFI - 1315	0.00
Inter-Co. PFI - 1732	0.00
Inter-Co PFI-390	0.00
Inter Co PFI-santaland	0.00
Retained Earnings	-334,789.18

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Retained Earnings - Owned Properties	0.00
K1-Losses	0.00
Net Income (Loss) Current	-155,110.26
Appliance Depreciation	0.00
TOTAL EQUITY	1,699,282.31
TOTAL LIABILITIES & EQUITY	6,128,776.87
Total of All	0.00

Exhibit A-2: Statement of Income (*Loss*) for **Professional Investors 25, LLC** for period ending 9/1/2020

[Provide a statement of income (*loss*) for the following periods:

(i) For the initial report:

- a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and
- b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	805,071.92	98.50	805,071.92	98.50
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	0.00	0.00	0.00	0.00
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	12,274.14	1.50	12,274.14	1.50
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	817,346.06	100.00	817,346.06	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	234,003.80	28.63	234,003.80	28.63
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	379.59	0.05	379.59	0.05
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	3,148.82	0.39	3,148.82	0.39
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	4,130.83	0.51	4,130.83	0.51

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	241,663.04	29.57	241,663.04	29.57
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	1,440.00	0.18	1,440.00	0.18
Legal	1,215.00	0.15	1,215.00	0.15
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	4,474.96	0.55	4,474.96	0.55
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	0.00	0.00	0.00	0.00
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	7,129.96	0.87	7,129.96	0.87
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	47,886.19	5.86	47,886.19	5.86
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	1,538.00	0.19	1,538.00	0.19
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	49,424.19	6.05	49,424.19	6.05
UTILITIES EXPENSE				
Gas & Electricity	75,896.80	9.29	75,896.80	9.29
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	6,187.94	0.76	6,187.94	0.76
Garbage & Trash Removal	13,204.81	1.62	13,204.81	1.62
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	1,345.76	0.16	1,345.76	0.16
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	96,635.31	11.82	96,635.31	11.82
REPAIRS & MAINTENANCE				
R&M Unit	0.00	0.00	0.00	0.00
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	0.00	0.00	0.00	0.00
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	2,740.05	0.34	2,740.05	0.34
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	1,145.00	0.14	1,145.00	0.14
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	5,937.82	0.73	5,937.82	0.73
R&M - Electrical Supplies	535.00	0.07	535.00	0.07
R&M - Landscaping Supplies	157.59	0.02	157.59	0.02
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	2,356.19	0.29	2,356.19	0.29
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Income Statement

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	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	25.00	0.00	25.00	0.00
Locks & Keys	1,851.98	0.23	1,851.98	0.23
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	14,748.63	1.80	14,748.63	1.80

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	561.24	0.07	561.24	0.07
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	504.00	0.06	504.00	0.06
Contract - Electrical & Lighting	3,125.00	0.38	3,125.00	0.38
Contract - HVAC Maint.	25,860.40	3.16	25,860.40	3.16
Contract R&M	13,109.39	1.60	13,109.39	1.60
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	30,000.00	3.67	30,000.00	3.67
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	10,820.00	1.32	10,820.00	1.32
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	83,980.03	10.27	83,980.03	10.27
TAXES				
Real Estate Taxes	93,934.36	11.49	93,934.36	11.49
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	93,934.36	11.49	93,934.36	11.49
INSURANCE EXPENSE				
Package Insurance	6,201.15	0.76	6,201.15	0.76
Earthquake Insurance	10,907.75	1.33	10,907.75	1.33
Umbrella Insurance	1,575.00	0.19	1,575.00	0.19
Flood Insurance	1,443.32	0.18	1,443.32	0.18
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	20,127.22	2.46	20,127.22	2.46
TOTAL OPERATING EXPENSES	607,642.74	74.34	607,642.74	74.34
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	-200.00	-0.02	-200.00	-0.02
Late Charges	-1,456.85	-0.18	-1,456.85	-0.18
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	-6,465.80	-0.79	-6,465.80	-0.79
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	-0.01	0.00	-0.01	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-8,122.66	-0.99	-8,122.66	-0.99
NET OPERATING INCOME	217,825.98	26.65	217,825.98	26.65
DEBT SERVICE EXPENSE				
Mortgage Interest	163,148.02	19.96	163,148.02	19.96
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	163,148.02	19.96	163,148.02	19.96
NET INC.BEFORE DEP.& TAX	54,677.96	6.69	54,677.96	6.69
DEPREC. & AMORT. EXPENSES				
Building Depreciation	171,374.64	20.97	171,374.64	20.97
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	20,000.04	2.45	20,000.04	2.45
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	51,290.16	6.28	51,290.16	6.28
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	8,258.04	1.01	8,258.04	1.01

Income Statement

Period = Jan 2019-Dec 2019

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	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	250,922.88	30.70	250,922.88	30.70
NET INC.(LOSS) BEF.TAXES	-196,244.92	-24.01	-196,244.92	-24.01
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	4,733.97	0.58	4,733.97	0.58
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	4,733.97	0.58	4,733.97	0.58
NET INCOME (LOSS)BK	-200,978.89	-24.59	-200,978.89	-24.59
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	475,627.12	97.93	475,627.12	97.93
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	0.00	0.00	0.00	0.00
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	10,049.33	2.07	10,049.33	2.07
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	485,676.45	100.00	485,676.45	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	164,914.37	33.96	164,914.37	33.96
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	1,648.00	0.34	1,648.00	0.34
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	1,789.39	0.37	1,789.39	0.37
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

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	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	168,351.76	34.66	168,351.76	34.66
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	954.00	0.20	954.00	0.20
Legal	225.00	0.05	225.00	0.05
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	313.00	0.06	313.00	0.06
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	244.22	0.05	244.22	0.05
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	0.00	0.00	0.00	0.00
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	1,736.22	0.36	1,736.22	0.36
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	28,537.63	5.88	28,537.63	5.88
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	169.71	0.03	169.71	0.03

Income Statement

Period = Jan 2020-Jul 2020

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	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	28,707.34	5.91	28,707.34	5.91
UTILITIES EXPENSE				
Gas & Electricity	48,290.63	9.94	48,290.63	9.94
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	4,411.04	0.91	4,411.04	0.91
Garbage & Trash Removal	6,242.29	1.29	6,242.29	1.29
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	1,201.20	0.25	1,201.20	0.25
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	60,145.16	12.38	60,145.16	12.38
REPAIRS & MAINTENANCE				
R&M Unit	6,084.95	1.25	6,084.95	1.25
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	1,399.00	0.29	1,399.00	0.29
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	2,886.00	0.59	2,886.00	0.59
R&M - Miscellaneous	1,286.76	0.26	1,286.76	0.26
R&M - Windows	125.00	0.03	125.00	0.03
R&M - HVAC	7,602.75	1.57	7,602.75	1.57
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	2,642.60	0.54	2,642.60	0.54
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	240.00	0.05	240.00	0.05
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	198.11	0.04	198.11	0.04
R&M - Electrical Supplies	181.08	0.04	181.08	0.04
R&M - Landscaping Supplies	875.36	0.18	875.36	0.18
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	3,685.72	0.76	3,685.72	0.76
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	672.55	0.14	672.55	0.14
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	1,338.01	0.28	1,338.01	0.28
R&M - Painting Supplies	9.11	0.00	9.11	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	494.04	0.10	494.04	0.10
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	29,721.04	6.12	29,721.04	6.12

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	500.00	0.10	500.00	0.10
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	2,721.00	0.56	2,721.00	0.56
Contract R&M	0.00	0.00	0.00	0.00
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	15,491.00	3.19	15,491.00	3.19
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	420.00	0.09	420.00	0.09
Contract - Landscaping	3,978.75	0.82	3,978.75	0.82
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	2,353.00	0.48	2,353.00	0.48
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	25,463.75	5.24	25,463.75	5.24
TAXES				
Real Estate Taxes	55,044.27	11.33	55,044.27	11.33
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	55,044.27	11.33	55,044.27	11.33
INSURANCE EXPENSE				
Package Insurance	3,771.81	0.78	3,771.81	0.78
Earthquake Insurance	6,872.25	1.42	6,872.25	1.42
Umbrella Insurance	918.75	0.19	918.75	0.19
Flood Insurance	932.19	0.19	932.19	0.19
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	12,495.00	2.57	12,495.00	2.57
TOTAL OPERATING EXPENSES	381,664.54	78.58	381,664.54	78.58
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	-25.00	-0.01	-25.00	-0.01
Late Charges	-50.34	-0.01	-50.34	-0.01
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-75.34	-0.02	-75.34	-0.02
NET OPERATING INCOME	104,087.25	21.43	104,087.25	21.43
DEBT SERVICE EXPENSE				
Mortgage Interest	103,054.20	21.22	103,054.20	21.22
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	103,054.20	21.22	103,054.20	21.22
NET INC.BEFORE DEP.& TAX	1,033.05	0.21	1,033.05	0.21
DEPREC. & AMORT. EXPENSES				
Building Depreciation	96,280.45	19.82	96,280.45	19.82
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	11,666.69	2.40	11,666.69	2.40
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	41,678.98	8.58	41,678.98	8.58
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	4,817.19	0.99	4,817.19	0.99

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	154,443.31	31.80	154,443.31	31.80
NET INC.(LOSS) BEF.TAXES	-153,410.26	-31.59	-153,410.26	-31.59
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	1,700.00	0.35	1,700.00	0.35
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	1,700.00	0.35	1,700.00	0.35
NET INCOME (LOSS)BK	-155,110.26	-31.94	-155,110.26	-31.94
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Exhibit A-3: Statement of Cash Flows for **Professional Investors 25, LLC** for period ending 9/1/2020

[Provide a statement of changes in cash position for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	805,071.92	98.50	805,071.92	98.50
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	0.00	0.00	0.00	0.00
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	12,274.14	1.50	12,274.14	1.50
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	817,346.06	100.00	817,346.06	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	234,003.80	28.63	234,003.80	28.63
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	379.59	0.05	379.59	0.05
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	3,148.82	0.39	3,148.82	0.39
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	4,130.83	0.51	4,130.83	0.51

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	241,663.04	29.57	241,663.04	29.57
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	1,440.00	0.18	1,440.00	0.18
Legal	1,215.00	0.15	1,215.00	0.15
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	4,474.96	0.55	4,474.96	0.55
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	0.00	0.00	0.00	0.00
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	7,129.96	0.87	7,129.96	0.87
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	47,886.19	5.86	47,886.19	5.86
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	1,538.00	0.19	1,538.00	0.19
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	49,424.19	6.05	49,424.19	6.05
UTILITIES EXPENSE				
Gas & Electricity	75,896.80	9.29	75,896.80	9.29
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	6,187.94	0.76	6,187.94	0.76
Garbage & Trash Removal	13,204.81	1.62	13,204.81	1.62
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	1,345.76	0.16	1,345.76	0.16
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	96,635.31	11.82	96,635.31	11.82
REPAIRS & MAINTENANCE				
R&M Unit	0.00	0.00	0.00	0.00
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	0.00	0.00	0.00	0.00
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	2,740.05	0.34	2,740.05	0.34
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	1,145.00	0.14	1,145.00	0.14
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	5,937.82	0.73	5,937.82	0.73
R&M - Electrical Supplies	535.00	0.07	535.00	0.07
R&M - Landscaping Supplies	157.59	0.02	157.59	0.02
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	2,356.19	0.29	2,356.19	0.29
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	25.00	0.00	25.00	0.00
Locks & Keys	1,851.98	0.23	1,851.98	0.23
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	14,748.63	1.80	14,748.63	1.80

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	561.24	0.07	561.24	0.07
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

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	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	504.00	0.06	504.00	0.06
Contract - Electrical & Lighting	3,125.00	0.38	3,125.00	0.38
Contract - HVAC Maint.	25,860.40	3.16	25,860.40	3.16
Contract R&M	13,109.39	1.60	13,109.39	1.60
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	30,000.00	3.67	30,000.00	3.67
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	10,820.00	1.32	10,820.00	1.32
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	83,980.03	10.27	83,980.03	10.27
TAXES				
Real Estate Taxes	93,934.36	11.49	93,934.36	11.49
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	93,934.36	11.49	93,934.36	11.49
INSURANCE EXPENSE				
Package Insurance	6,201.15	0.76	6,201.15	0.76
Earthquake Insurance	10,907.75	1.33	10,907.75	1.33
Umbrella Insurance	1,575.00	0.19	1,575.00	0.19
Flood Insurance	1,443.32	0.18	1,443.32	0.18
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

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	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	20,127.22	2.46	20,127.22	2.46
TOTAL OPERATING EXPENSES	607,642.74	74.34	607,642.74	74.34
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	-200.00	-0.02	-200.00	-0.02
Late Charges	-1,456.85	-0.18	-1,456.85	-0.18
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	-6,465.80	-0.79	-6,465.80	-0.79
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	-0.01	0.00	-0.01	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-8,122.66	-0.99	-8,122.66	-0.99
NET OPERATING INCOME	217,825.98	26.65	217,825.98	26.65
DEBT SERVICE EXPENSE				
Mortgage Interest	163,148.02	19.96	163,148.02	19.96
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	163,148.02	19.96	163,148.02	19.96
NET INC.BEFORE DEP.& TAX	54,677.96	6.69	54,677.96	6.69
DEPREC. & AMORT. EXPENSES				
Building Depreciation	171,374.64	20.97	171,374.64	20.97
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	20,000.04	2.45	20,000.04	2.45
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	51,290.16	6.28	51,290.16	6.28
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	8,258.04	1.01	8,258.04	1.01

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	250,922.88	30.70	250,922.88	30.70
NET INC.(LOSS) BEF.TAXES	-196,244.92	-24.01	-196,244.92	-24.01
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	4,733.97	0.58	4,733.97	0.58
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	4,733.97	0.58	4,733.97	0.58
NET INCOME (LOSS)BK	-200,978.89	-24.59	-200,978.89	-24.59
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00
Adjustments				
Outside Management Income	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0.00

Period to Date	Beginning Balance	Ending Balance	Difference
1010 - Checking	6,020.62	4,351.24	-1,669.38
1015 -Reserve Account	35,795.00	0.00	-35,795.00
Fremont Checking Account	0.00	0.00	0.00
Total Cash	41,815.62	4,351.24	-37,464.38

Year to Date	Beginning Balance	Ending Balance	Difference
1010 - Checking	6,020.62	4,351.24	-1,669.38
1015 -Reserve Account	35,795.00	0.00	-35,795.00
Fremont Checking Account	0.00	0.00	0.00
Total Cash	41,815.62	4,351.24	-37,464.38

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	475,627.12	97.93	475,627.12	97.93
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	0.00	0.00	0.00	0.00
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	10,049.33	2.07	10,049.33	2.07
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	485,676.45	100.00	485,676.45	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	164,914.37	33.96	164,914.37	33.96
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	1,648.00	0.34	1,648.00	0.34
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	1,789.39	0.37	1,789.39	0.37
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	168,351.76	34.66	168,351.76	34.66
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	954.00	0.20	954.00	0.20
Legal	225.00	0.05	225.00	0.05
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	313.00	0.06	313.00	0.06
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	244.22	0.05	244.22	0.05
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	0.00	0.00	0.00	0.00
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	1,736.22	0.36	1,736.22	0.36
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	28,537.63	5.88	28,537.63	5.88
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	169.71	0.03	169.71	0.03

Cash Flow Statement

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	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	28,707.34	5.91	28,707.34	5.91
UTILITIES EXPENSE				
Gas & Electricity	48,290.63	9.94	48,290.63	9.94
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	4,411.04	0.91	4,411.04	0.91
Garbage & Trash Removal	6,242.29	1.29	6,242.29	1.29
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	1,201.20	0.25	1,201.20	0.25
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	60,145.16	12.38	60,145.16	12.38
REPAIRS & MAINTENANCE				
R&M Unit	6,084.95	1.25	6,084.95	1.25
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	1,399.00	0.29	1,399.00	0.29
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	2,886.00	0.59	2,886.00	0.59
R&M - Miscellaneous	1,286.76	0.26	1,286.76	0.26
R&M - Windows	125.00	0.03	125.00	0.03
R&M - HVAC	7,602.75	1.57	7,602.75	1.57
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	2,642.60	0.54	2,642.60	0.54
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	240.00	0.05	240.00	0.05
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	198.11	0.04	198.11	0.04
R&M - Electrical Supplies	181.08	0.04	181.08	0.04
R&M - Landscaping Supplies	875.36	0.18	875.36	0.18
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	3,685.72	0.76	3,685.72	0.76
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	672.55	0.14	672.55	0.14
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	1,338.01	0.28	1,338.01	0.28
R&M - Painting Supplies	9.11	0.00	9.11	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	494.04	0.10	494.04	0.10
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	29,721.04	6.12	29,721.04	6.12

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	500.00	0.10	500.00	0.10
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	2,721.00	0.56	2,721.00	0.56
Contract R&M	0.00	0.00	0.00	0.00
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	15,491.00	3.19	15,491.00	3.19
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	420.00	0.09	420.00	0.09
Contract - Landscaping	3,978.75	0.82	3,978.75	0.82
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	2,353.00	0.48	2,353.00	0.48
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	25,463.75	5.24	25,463.75	5.24
TAXES				
Real Estate Taxes	55,044.27	11.33	55,044.27	11.33
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	55,044.27	11.33	55,044.27	11.33
INSURANCE EXPENSE				
Package Insurance	3,771.81	0.78	3,771.81	0.78
Earthquake Insurance	6,872.25	1.42	6,872.25	1.42
Umbrella Insurance	918.75	0.19	918.75	0.19
Flood Insurance	932.19	0.19	932.19	0.19
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	12,495.00	2.57	12,495.00	2.57
TOTAL OPERATING EXPENSES	381,664.54	78.58	381,664.54	78.58
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	-25.00	-0.01	-25.00	-0.01
Late Charges	-50.34	-0.01	-50.34	-0.01
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-75.34	-0.02	-75.34	-0.02
NET OPERATING INCOME	104,087.25	21.43	104,087.25	21.43
DEBT SERVICE EXPENSE				
Mortgage Interest	103,054.20	21.22	103,054.20	21.22
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	103,054.20	21.22	103,054.20	21.22
NET INC.BEFORE DEP.& TAX	1,033.05	0.21	1,033.05	0.21
DEPREC. & AMORT. EXPENSES				
Building Depreciation	96,280.45	19.82	96,280.45	19.82
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	11,666.69	2.40	11,666.69	2.40
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	41,678.98	8.58	41,678.98	8.58
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	4,817.19	0.99	4,817.19	0.99

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	154,443.31	31.80	154,443.31	31.80
NET INC.(LOSS) BEF.TAXES	-153,410.26	-31.59	-153,410.26	-31.59
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	1,700.00	0.35	1,700.00	0.35
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	1,700.00	0.35	1,700.00	0.35
NET INCOME (LOSS)BK	-155,110.26	-31.94	-155,110.26	-31.94
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00
Adjustments				
Outside Management Income	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0.00
Period to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	4,351.24	8,590.28	4,239.04	
1015 -Reserve Account	0.00	0.00	0.00	
Fremont Checking Account	0.00	0.00	0.00	
Total Cash	4,351.24	8,590.28	4,239.04	
Year to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	4,351.24	8,590.28	4,239.04	
1015 -Reserve Account	0.00	0.00	0.00	
Fremont Checking Account	0.00	0.00	0.00	
Total Cash	4,351.24	8,590.28	4,239.04	

Exhibit A-4: Statement of Changes in Shareholders'/Partners' Equity (*Deficit*) for Professional Investors 25, LLC
for period ending 9/1/2020

[Provide a statement of changes in shareholders'/partners equity (*deficit*) for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The Debtor's professionals are in the process of conducting a forensic review of the Debtor's and controlled entities' records necessary to determine changes in the shareholders'/partners' equity ownership for the controlled entities. The Debtor will submit an updated report to the Court once this information is available.

Exhibit B: Description of Operations for Professional Investors 25, LLC

[Describe the nature and extent of the Debtor's interest in the Controlled Non-Debtor Entity.

Describe the business conducted and intended to be conducted by the Controlled Non-Debtor Entity, focusing on the entity's dominant business segments.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

The Controlled Non-Debtor Entity owns a residential property which is operated by PFI. The units are leased as residences to tenants.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit C: Description of Intercompany Claims

[List and describe the Controlled Non-Debtor Entity's claims against any other Controlled Non-Debtor Entity, together with the basis for such claims and whether each claim is contingent, unliquidated or disputed.]

Describe the source of this information.]

The source of this information is derived for the companies' Accounting System.

The companies' books show no intercompany claim.



Exhibit D: Allocation of Tax Liabilities and Assets

[Describe how income, losses, tax payments, tax refunds, or other tax attributes relating to federal, state, or local taxes have been allocated between or among the Controlled Non-Debtor Entity and one or more other Controlled Non-Debtor Entities.

Include a copy of each tax sharing or tax allocation agreement to which the entity is a party with any other Controlled Non-Debtor Entity.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System and conversations with the remaining employees of the company.

Tax liabilities are not allocated among or between any other Controlled Non-Debtor Entity.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit E: Description of Controlled Non-Debtor Entity's payments of Administrative Expenses, or Professional Fees otherwise payable by a Debtor

[Describe any payment made, or obligations incurred (or claims purchased), by the Controlled Non-Debtor Entity in connection with any claims, administrative expenses, or professional fees that have been or could be asserted against any Debtor.


Describe the source of this information.]

Based on a review of the Non-Debtor Entity's Accounting System records and conversations with current employees, the Debtor is not aware of any payments made or obligations incurred by the Controlled Non-Debtor Entity that would otherwise be payable by Debtor.



Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

 Exhibit A: Financial Statements for Professional Investors 26, LLC

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit A-1: Balance Sheet for Professional Investors 26, LLC as of 9/1/2020

[Provide a balance sheet dated as of the end of the most recent 3-month period of the current fiscal year and as of the end of the preceding fiscal year.]

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Balance Sheet

Period = Dec 2019

Book = Accrual

Current Balance**ASSETS****CURRENT ASSETS****CASH**

1010 - Checking	17,695.38
461 Bank Acct	0.00
501 Bank Acct	0.00
1015 -Reserve Account	0.00
1020 OLD Clearing	0.00
PFI First Community	0.00
Clearing	0.00
PISF Inc. Transfer	0.00
PFI Cash - Transfer	0.00
Money Market	0.00
Escrow Account	0.00
Fremont Checking Account	0.00
Interest Cash	0.00
Petty Cash	0.00
Cash Hammondale	0.00
Cash 461	0.00
Cash 501	0.00
TOTAL CASH	17,695.38

RECEIVABLES

Property Receivables	0.00
Loan Receivables	0.00
Other Receivables	0.00
Officer - Due to/from	0.00

ACCOUNTS RECEIVABLES

A/R Rent Due	8,764.99
A/R Other - Melissa B	0.00
A/R Other - People home equity	0.00
A/R Collections	0.00
A/R Security Deposits	0.00
TOTAL ACCOUNTS RECEIVABLES	8,764.99

RESERVES & PREPAIDS

Reserve - Insurance	9,000.26
Reserve - Improvements	1,141.00
Prepaid Maint. Contract	0.00
Prepaid - Leasing Comm.	0.00
Prepaid - Leasing Comm.	0.00
Prepaid Mortgage Interest	0.00
Prepaid Taxes	0.00
TOTAL RESERVES & PREPAIDS	10,141.26
TOTAL CURRENT ASSETS	36,601.63

Balance Sheet

Period = Dec 2019

Book = Accrual

Current Balance**FIXED ASSETS**

Land - Hammondale	0.00
Land	1,640,000.00
Land - 501	0.00
Land - PI 20 LLC	0.00
Land - 200 Gate 5	0.00
Land - Duffy	0.00
Land - 49 Ignacio	0.00
Land - 350 Ignacio Suite 200	0.00
Land - PI 21 LLC	0.00
Land 30 Clay Court	0.00
Land - 690 DeLong	0.00
Building	5,248,000.00
Fixtures & Appliances	0.00
Improvements	0.00
Additional basis	0.00
Accum Depreciation	-680,524.62
Building - 501	0.00
Accum Depreciation Building - 501	0.00
Building - PI 20	0.00
A/D Building PI 20	0.00
Building - 200 Gate 5	0.00
Open	0.00
Accum Depreciation Gate 5	0.00
Buidling Duffy Place	0.00
Accum Depreciation Duffy Place	0.00
Building 49 Ignacio	0.00
Accum Depreciation 49 Ignacio	0.00
Building - Hammondale	0.00
Accum Depr Hammondale	0.00
350 Ignacio #200	0.00
A/D 350 Ignacio #200	0.00
350 Ignacio #101	0.00
A/D 350 Ignacio #101	0.00
Building - 30 Clay Ct.	0.00
A/D 30 Clay Ct.	0.00
Building 690 DeLong	0.00
A/D Building 690 DeLong	0.00
350 Ignacio #103	0.00
A/D 350 Ingacio #103	0.00
350 Ignacio #201	0.00
350 Ignacio # 203	0.00
A/D 350 Ignacio #203	0.00
350 Ignacio #100	0.00
A/D Ignacio #100	0.00
350 Ignacio #300	0.00
A/D 350 Ignacio #300	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Furniture and Fixtures	0.00
A/D Furn. & Fixt.	0.00
Furniture & Fixt Hamm	0.00
Furniture & Fixt Gate	0.00
A/D Furn./Fixt. Hamm	0.00
A/D Furn./Fixt. Gate	0.00
Computers	0.00
A/D Computers	0.00
A/V Equipment	0.00
Vehicles	0.00
A/D Vehicles	0.00
Tenant Imp. 350 Ignacio	0.00
A/D Tenant Imp.	0.00
Acum. Gain (Loss) Gate	0.00
Accum. Gain (Loss) Hamm	0.00
Accum. Gain (Loss) 501	0.00
Accum Gain Loss - 461	0.00
Accum Depreciation Fixed Assets	0.00
NET FIXED ASSETS	6,207,475.38
 ACQUISITION ASSETS	
Closing Costs	19,827.88
A/A Closing Costs	0.00
Syndication Costs	0.00
Loan Fees	181,692.19
Accum Amort Loan Fees	-138,202.50
Personal Property	1,312,000.00
Accum Depreciation Personal Property	-262,399.92
Organization Costs	37,098.00
Accum Amort Organization Costs	0.00
NET ACQUISITION ASSETS	1,150,015.65
 CAPITALIZED IMPROVEMENTS	
Improvements Prior 2000	0.00
2001 Bathroom Improvements	0.00
2001 Kitchen Improvements	0.00
2001 Floor Improvements	0.00
2001 Window Improvements	0.00
2001 Building Improvements	0.00
2001 Roof Improvements	0.00
2001 Other Improvements	0.00
2002 Bathroom Improvements	0.00
2002 Kitchen Improvements	0.00
2002 Floor Improvements	0.00
2002 Window Improvements	0.00
2002 Building Improvements	0.00
2002 Roof Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2002 Other Improvements	0.00
2002 Improvement Salaries	0.00
2003 Bathroom Improvements	0.00
2003 Kitchen Improvements	0.00
2003 Floor Improvements	0.00
2003 Window Improvements	0.00
461-2003 Windows Improvements	0.00
501-2003 Window Improvement	0.00
2003 Building Improvements	0.00
461-2003 Building Improvements	0.00
501-2003 Building Improvements	0.00
2003 Roof Improvements	0.00
2003 Other Improvements	0.00
461-2003 Other Improvements	0.00
501-2003 Other Improvements	0.00
2004 Bathroom Improvements	0.00
2004 Kitchen Improvements	0.00
2004 Floor Improvements	0.00
461-2004 Floor Improvements	0.00
501-2004 Floor Improvements	0.00
2004 Window Improvements	0.00
461-2004 Window Improvements	0.00
501-2004 Window Improvements	0.00
2004 Building Improvements	0.00
2004 Roof Improvements	0.00
2004 Other Improvements	0.00
461-2004 Other Improvements	0.00
501-2004 Other Improvements	0.00
2005 Bathroom Improvements	0.00
2005 Kitchen Improvements	0.00
461-2005 Kitchen Improvements	0.00
501-2005 Kitchen Improvements	0.00
2005 Floor Improvements	0.00
461-2005 Floor Improvements	0.00
501-2005 Floor Improvements	0.00
2005 Window Improvements	0.00
2005 Building Improvements	0.00
2005 Roof Improvements	0.00
2005 Other Improvements	0.00
461-2005 Other Improvements	0.00
501-2005 Other Improvements	0.00
2005 Improvement Salaries	0.00
2006 Bathroom Improvements	0.00
2006 Kitchen Improvements	0.00
461-2006 Kitchen Improvements	0.00
501-2006 Kitchen Improvements	0.00
2006 Floor Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
461-2006 Floor Improvements	0.00
501-2006 Floor Improvements	0.00
2006 Window Improvements	0.00
2006 Building Improvements	0.00
461-2006 Building Improvements	0.00
501-2006 Building Improvements	0.00
2006 Roof Improvements	0.00
2006 Other Improvements	0.00
2007 Bathroom Improvements	0.00
461-2007 Bathroom Improvements	0.00
501-2007 Bathroom Improvements	0.00
2007 Kitchen Improvements	0.00
2007 Floor Improvements	0.00
461-2007 Floor Improvements	0.00
501-2007 Floor Improvements	0.00
2007 Window Improvements	0.00
2007 Building Improvements	0.00
461-2007 Building Improvements	0.00
501-2007 Building Improvements	0.00
2007 Roof Improvements	0.00
2007 Other Improvements	0.00
461-2007 Other Improvements	0.00
501-2007 Other Improvements	0.00
2008 Bathroom Improvements	0.00
461-2008 Bathrooms Improvements	0.00
501-2008 Bathroom Improvements	0.00
2008 Kitchen Improvements	0.00
461-2008 Kitchen Improvements	0.00
501-2008 Kitchen Improvements	0.00
2008 Floor Improvements	0.00
461-2008 Floor Improvements	0.00
501-2008 Floor Improvements	0.00
2008 Window Improvements	0.00
2008 Building Improvements	0.00
2008 Roof Improvements	0.00
2008 Other Improvements	0.00
461-2008 Other Improvements	0.00
501-2008 Other Improvements	0.00
2009 Bathroom Improvements	0.00
2009 Kitchen Improvements	0.00
2009 Floor Improvements	0.00
2009 Window Improvements	0.00
2009 Building Improvements	0.00
2009 Roof Improvements	0.00
2009 Other Improvements	0.00
461-2009 Other Improvements	0.00
501-2009 Other Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2010 Other Improvements	0.00
2011 Other Improvements	0.00
2012 Other Improvements	0.00
2013 Other Improvements	0.00
2013-Roof Improvement	0.00
2014 Other Improvements	0.00
2014 T/O Misc. Expense	0.00
2014 T/O Materials	0.00
2014 T/O Outside Vendor	0.00
2014 - Roof	0.00
2015 Other Improvements	0.00
T/O Misc. Exp.	0.00
2015 T/O Materiales	0.00
T/O Outside Vendor	0.00
2016 Other Improvements	153,911.80
2016 T/O Misc. Exp.	5,316.00
2016 T/O Materials	491.94
2016 T/O outside vendors	1,988.00
2016 Hills Assessments	0.00
2017 Other Improvements	37,973.14
2017 T/O Misc. Exp.	892.33
2017 T/O Materials	225.82
2017 T/O Outside Vendor	3,053.00
2017 Hills Assessments	0.00
2018 Other Improvements	155,182.69
2018 T/O Misc. Exp.	0.00
2018 T/O Materials	720.00
2018 T/O Outside Vendor	985.00
2018 Hills Assessments	0.00
2019 Other Improvements	448,873.78
2019 T/O Misc. Exp.	0.00
2019 T/O Materials	394.54
2019 T/O Outside Vendor	2,180.00
2019 Hills Assessments	0.00
2020 Other Improvements	0.00
2020 T/O Misc. Exp.	0.00
2020 T/O Materials	0.00
2020 T/O Outside Vendor	0.00
2020 Hills Assessments	0.00
TOTAL CAPITAL IMPROVEMENTS	812,188.04
Accum Deprec - Capital Improvements	309,989.62
NET CAPITALIZED IMPROVEMENTS	502,198.42
 OTHER ASSETS	
Security Deposits	0.00
Investment - LLC 21	0.00
Investment - LLC 24	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Investment - LLC 27	0.00
Investment - LLC 28	0.00
Investment - LLC 29	0.00
Investment - LLC 25	0.00
Investment - LLC 26	0.00
Investment - LLC 31	0.00
Investment - LLC 34	0.00
Investment - LLC 35	0.00
Investment - LLC 36	0.00
Investment LLC 37	0.00
Investment LLC 38	0.00
Investment - LLC 39	0.00
Investment - LLC 40	0.00
Investment - LLC 41	0.00
Investment - LLC 42	0.00
Investment - LLC 43	0.00
	0.00
investment - LLC 45	0.00
<i>Investment in 48</i>	<i>0.00</i>
BofA Teller Rental	0.00
Investment - 16914	0.00
Investment - Rafael Gardens	0.00
Investment - 1129 3rd Street	0.00
LP Units	0.00
Investment - US Performing Arts	0.00
Investment - Marin CoWork	0.00
Limited Liability Companies	0.00
LONG TERM RECEIVABLES	
PISF I	0.00
Duffy Due to/from	0.00
PISF III	0.00
PISF IV	0.00
PISF VI	0.00
PISF VII	0.00
PISF IX	0.00
PISF XI	0.00
PISF XII	0.00
PISF XIII	0.00
PISF XIV	0.00
PISF XV	0.00
PISF XVI	0.00
PISF XVII	0.00
PISF XVIII	0.00
461 Due To/From	0.00
501 Due/To From	0.00
Hammondale Due To/From	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
21 Due/to From	0.00
In process Lease litigation	0.00
LLC 20	0.00
LLC 21	0.00
LLC 22	0.00
LLC 23	0.00
LLC 24	0.00
LLC 25	0.00
LLC 26	0.00
LLC 27	0.00
LLC 28	0.00
LLC 29	0.00
LLC 30	0.00
LLC 30	0.00
LLC 31	0.00
LLC 32	0.00
LLC 33	0.00
LLC 34	0.00
LLC 35	0.00
LLC 36	0.00
LLC 37	0.00
LLC 38	0.00
LLC 39	0.00
LLC 40	0.00
LLC 41	0.00
LLC 42	0.00
LLC 43	0.00
LLC 44	0.00
LLC 45	0.00
LLC 46	0.00
LLC 47	0.00
LLC 48	0.00
Due to/from LLC 49	0.00
PI LLC 50	0.00
PI 51 LLC	0.00
Due to/from Gate 5	0.00
PV 1 Due to/from	0.00
885 Due to/from	0.00
107 Due to/from	0.00
481 Due to/from	0.00
515 Due to/from	0.00
300 Due to/From PISF	0.00
Paul Drive Due to/from	0.00
353 BMK due to/from	0.00
49 Ignacio due to/from	0.00
Due To/From GP	-348,429.00
Due To/From 16914	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Due To/From PISF, Inc.	0.00
Due To/From PIM	0.00
Note Receivable	0.00
7200 Redwood Due to/From	0.00
355 Due to / from	0.00
Due to/from 350 Ignacio Assoc.	0.00
1222 Due to/from	0.00
419 Prospect due to/from	0.00
TOTAL LONG TERM RECEIVABLES	-348,429.00
TOTAL ASSETS	7,547,862.08
LIABILITIES & EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	71,319.21
Deferred Revenue	0.00
Unearned Rent	6,422.87
FTB Taxes Payable	0.00
PPP Loan	0.00
Property Tax Payable	0.00
Insurance Payable	0.00
Accrued Expenses	0.00
TOTAL CURRENT LIABILITIES	77,742.08
LONG TERM LIABILITIES	
Notes Payable	0.00
Notes Payable LLC 48	0.00
Deed of Trust Payable	0.00
Accrued Interest	0.00
Security Deposits Liability	69,898.40
Security Deposit Clearing	0.00
Pet Deposit Payable	0.00
Unearned Income	0.00
Mortgage Payable	5,000,000.00
1st Mortgage 461	0.00
2nd Mortgage 461	0.00
1st Mortgage 501	0.00
1st Deed 350, Suite 201	0.00
2nd Deed 350, Suite 201	0.00
1st Deed 350, Suite 200	0.00
First Mortgage 350 Suite 203	0.00
1st Deed 350 Suites 101, 103	0.00
Other Liabilities	0.00
Accum K-1 Losses	0.00
1st Mortgage Gate 5	0.00
2nd Deed Gate 5	0.00
1st Mortgage Duffy Place	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2nd Deed Duffy Place	0.00
1st Mortgage 49 Ignacio	0.00
2nd Deed 49 Ignacio	0.00
TOTAL LONG TERM LIABILITIES	5,069,898.40
TOTAL LIABILITIES	5,147,640.48
EQUITY	
Common Stock	0.00
Capital Contributions	3,800,000.00
Capital Receivable	0.00
Less: Repurchased Units	0.00
TIC Ownership	0.00
L.P. Distributions	0.00
G.P. Distributions	0.00
Premium on Repurch Units	0.00
Previous Period Adjmts	0.00
Member Distribution	-993,432.00
Dist. 38 to 20	0.00
Dist. 38 to 21	0.00
Dist. 37 to 22	0.00
Inter Co. PFI - PV1	0.00
Inter Co PFI - Gate 5	0.00
Inter Co PFI - Duffy	0.00
Inter Co PFI - Hamm	0.00
Inter Co PFI - 107	0.00
Inter Co PFI - 461	0.00
Inter Co PFI - 501	0.00
Inter Co PFI - 49	0.00
Inter Co PFI - 885	0.00
Inter Co. PFI - 515	0.00
Inter-Co PFI - 355	0.00
InterCo PFI - 7200	0.00
InterCo PFI-117	0.00
InterCo PFI - 7 Merry	0.00
InterCo PFI - 16914	0.00
InterCo PFI - Paul	0.00
InterCo PFI - 353	0.00
InterCo PFI - 1506	0.00
InterCo PFI - 1222	0.00
InterCo PFI - 419	0.00
Inter Co PFI - 19 Merrydale	0.00
Inter Co PFI - 1129	0.00
Inter Co PFI - 1315	0.00
Inter-Co. PFI - 1732	0.00
Inter-Co PFI-390	0.00
Inter Co PFI-santaland	0.00
Retained Earnings	-266,804.02

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Retained Earnings - Owned Properties	0.00
K1-Losses	0.00
Net Income (Loss) Current	-139,542.38
Appliance Depreciation	0.00
TOTAL EQUITY	2,400,221.60
TOTAL LIABILITIES & EQUITY	7,547,862.08
Total of All	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

Current Balance**ASSETS****CURRENT ASSETS****CASH**

1010 - Checking	19,970.25
461 Bank Acct	0.00
501 Bank Acct	0.00
1015 -Reserve Account	0.00
1020 OLD Clearing	0.00
PFI First Community	0.00
Clearing	0.00
PISF Inc. Transfer	0.00
PFI Cash - Transfer	0.00
Money Market	0.00
Escrow Account	0.00
Fremont Checking Account	0.00
Interest Cash	0.00
Petty Cash	0.00
Cash Hammondale	0.00
Cash 461	0.00
Cash 501	0.00
TOTAL CASH	19,970.25

RECEIVABLES

Property Receivables	0.00
Loan Receivables	0.00
Other Receivables	0.00
Officer - Due to/from	0.00

ACCOUNTS RECEIVABLES

A/R Rent Due	26,694.58
A/R Other - Melissa B	0.00
A/R Other - People home equity	0.00
A/R Collections	0.00
A/R Security Deposits	0.00
TOTAL ACCOUNTS RECEIVABLES	26,694.58

RESERVES & PREPAIDS

Reserve - Insurance	14,618.13
Reserve - Improvements	0.00
Prepaid Maint. Contract	0.00
Prepaid - Leasing Comm.	0.00
Prepaid - Leasing Comm.	0.00
Prepaid Mortgage Interest	0.00
Prepaid Taxes	0.00
TOTAL RESERVES & PREPAIDS	14,618.13
TOTAL CURRENT ASSETS	61,282.96

Balance Sheet

Period = Jul 2020

Book = Accrual

Current Balance**FIXED ASSETS**

Land - Hammondale	0.00
Land	1,640,000.00
Land - 501	0.00
Land - PI 20 LLC	0.00
Land - 200 Gate 5	0.00
Land - Duffy	0.00
Land - 49 Ignacio	0.00
Land - 350 Ignacio Suite 200	0.00
Land - PI 21 LLC	0.00
Land 30 Clay Court	0.00
Land - 690 DeLong	0.00
Building	5,248,000.00
Fixtures & Appliances	0.00
Improvements	0.00
Additional basis	0.00
Accum Depreciation	-774,010.95
Building - 501	0.00
Accum Depreciation Building - 501	0.00
Building - PI 20	0.00
A/D Building PI 20	0.00
Building - 200 Gate 5	0.00
Open	0.00
Accum Depreciation Gate 5	0.00
Buidling Duffy Place	0.00
Accum Depreciation Duffy Place	0.00
Building 49 Ignacio	0.00
Accum Depreciation 49 Ignacio	0.00
Building - Hammondale	0.00
Accum Depr Hammondale	0.00
350 Ignacio #200	0.00
A/D 350 Ignacio #200	0.00
350 Ignacio #101	0.00
A/D 350 Ignacio #101	0.00
Building - 30 Clay Ct.	0.00
A/D 30 Clay Ct.	0.00
Building 690 DeLong	0.00
A/D Building 690 DeLong	0.00
350 Ignacio #103	0.00
A/D 350 Ingacio #103	0.00
350 Ignacio #201	0.00
350 Ignacio # 203	0.00
A/D 350 Ignacio #203	0.00
350 Ignacio #100	0.00
A/D Ignacio #100	0.00
350 Ignacio #300	0.00
A/D 350 Ignacio #300	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Furniture and Fixtures	0.00
A/D Furn. & Fixt.	0.00
Furniture & Fixt Hamm	0.00
Furniture & Fixt Gate	0.00
A/D Furn./Fixt. Hamm	0.00
A/D Furn./Fixt. Gate	0.00
Computers	0.00
A/D Computers	0.00
A/V Equipment	0.00
Vehicles	0.00
A/D Vehicles	0.00
Tenant Imp. 350 Ignacio	0.00
A/D Tenant Imp.	0.00
Acum. Gain (Loss) Gate	0.00
Accum. Gain (Loss) Hamm	0.00
Accum. Gain (Loss) 501	0.00
Accum Gain Loss - 461	0.00
Accum Depreciation Fixed Assets	0.00
NET FIXED ASSETS	6,113,989.05
 ACQUISITION ASSETS	
Closing Costs	19,827.88
A/A Closing Costs	0.00
Syndication Costs	0.00
Loan Fees	181,692.19
Accum Amort Loan Fees	-141,021.26
Personal Property	1,312,000.00
Accum Depreciation Personal Property	-338,933.23
Organization Costs	37,098.00
Accum Amort Organization Costs	0.00
NET ACQUISITION ASSETS	1,070,663.58
 CAPITALIZED IMPROVEMENTS	
Improvements Prior 2000	0.00
2001 Bathroom Improvements	0.00
2001 Kitchen Improvements	0.00
2001 Floor Improvements	0.00
2001 Window Improvements	0.00
2001 Building Improvements	0.00
2001 Roof Improvements	0.00
2001 Other Improvements	0.00
2002 Bathroom Improvements	0.00
2002 Kitchen Improvements	0.00
2002 Floor Improvements	0.00
2002 Window Improvements	0.00
2002 Building Improvements	0.00
2002 Roof Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2002 Other Improvements	0.00
2002 Improvement Salaries	0.00
2003 Bathroom Improvements	0.00
2003 Kitchen Improvements	0.00
2003 Floor Improvements	0.00
2003 Window Improvements	0.00
461-2003 Windows Improvements	0.00
501-2003 Window Improvement	0.00
2003 Building Improvements	0.00
461-2003 Building Improvements	0.00
501-2003 Building Improvements	0.00
2003 Roof Improvements	0.00
2003 Other Improvements	0.00
461-2003 Other Improvements	0.00
501-2003 Other Improvements	0.00
2004 Bathroom Improvements	0.00
2004 Kitchen Improvements	0.00
2004 Floor Improvements	0.00
461-2004 Floor Improvements	0.00
501-2004 Floor Improvements	0.00
2004 Window Improvements	0.00
461-2004 Window Improvements	0.00
501-2004 Window Improvements	0.00
2004 Building Improvements	0.00
2004 Roof Improvements	0.00
2004 Other Improvements	0.00
461-2004 Other Improvements	0.00
501-2004 Other Improvements	0.00
2005 Bathroom Improvements	0.00
2005 Kitchen Improvements	0.00
461-2005 Kitchen Improvements	0.00
501-2005 Kitchen Improvements	0.00
2005 Floor Improvements	0.00
461-2005 Floor Improvements	0.00
501-2005 Floor Improvements	0.00
2005 Window Improvements	0.00
2005 Building Improvements	0.00
2005 Roof Improvements	0.00
2005 Other Improvements	0.00
461-2005 Other Improvements	0.00
501-2005 Other Improvements	0.00
2005 Improvement Salaries	0.00
2006 Bathroom Improvements	0.00
2006 Kitchen Improvements	0.00
461-2006 Kitchen Improvements	0.00
501-2006 Kitchen Improvements	0.00
2006 Floor Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
461-2006 Floor Improvements	0.00
501-2006 Floor Improvements	0.00
2006 Window Improvements	0.00
2006 Building Improvements	0.00
461-2006 Building Improvements	0.00
501-2006 Building Improvements	0.00
2006 Roof Improvements	0.00
2006 Other Improvements	0.00
2007 Bathroom Improvements	0.00
461-2007 Bathroom Improvements	0.00
501-2007 Bathroom Improvements	0.00
2007 Kitchen Improvements	0.00
2007 Floor Improvements	0.00
461-2007 Floor Improvements	0.00
501-2007 Floor Improvements	0.00
2007 Window Improvements	0.00
2007 Building Improvements	0.00
461-2007 Building Improvements	0.00
501-2007 Building Improvements	0.00
2007 Roof Improvements	0.00
2007 Other Improvements	0.00
461-2007 Other Improvements	0.00
501-2007 Other Improvements	0.00
2008 Bathroom Improvements	0.00
461-2008 Bathrooms Improvements	0.00
501-2008 Bathroom Improvements	0.00
2008 Kitchen Improvements	0.00
461-2008 Kitchen Improvements	0.00
501-2008 Kitchen Improvements	0.00
2008 Floor Improvements	0.00
461-2008 Floor Improvements	0.00
501-2008 Floor Improvements	0.00
2008 Window Improvements	0.00
2008 Building Improvements	0.00
2008 Roof Improvements	0.00
2008 Other Improvements	0.00
461-2008 Other Improvements	0.00
501-2008 Other Improvements	0.00
2009 Bathroom Improvements	0.00
2009 Kitchen Improvements	0.00
2009 Floor Improvements	0.00
2009 Window Improvements	0.00
2009 Building Improvements	0.00
2009 Roof Improvements	0.00
2009 Other Improvements	0.00
461-2009 Other Improvements	0.00
501-2009 Other Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2010 Other Improvements	0.00
2011 Other Improvements	0.00
2012 Other Improvements	0.00
2013 Other Improvements	0.00
2013-Roof Improvement	0.00
2014 Other Improvements	0.00
2014 T/O Misc. Expense	0.00
2014 T/O Materials	0.00
2014 T/O Outside Vendor	0.00
2014 - Roof	0.00
2015 Other Improvements	0.00
T/O Misc. Exp.	0.00
2015 T/O Materiales	0.00
T/O Outside Vendor	0.00
2016 Other Improvements	153,911.80
2016 T/O Misc. Exp.	5,316.00
2016 T/O Materials	491.94
2016 T/O outside vendors	1,988.00
2016 Hills Assessments	0.00
2017 Other Improvements	37,973.14
2017 T/O Misc. Exp.	892.33
2017 T/O Materials	225.82
2017 T/O Outside Vendor	3,053.00
2017 Hills Assessments	0.00
2018 Other Improvements	155,182.69
2018 T/O Misc. Exp.	0.00
2018 T/O Materials	720.00
2018 T/O Outside Vendor	985.00
2018 Hills Assessments	0.00
2019 Other Improvements	448,873.78
2019 T/O Misc. Exp.	0.00
2019 T/O Materials	394.54
2019 T/O Outside Vendor	2,180.00
2019 Hills Assessments	0.00
2020 Other Improvements	251,771.41
2020 T/O Misc. Exp.	0.00
2020 T/O Materials	1,931.63
2020 T/O Outside Vendor	15,361.00
2020 Hills Assessments	0.00
TOTAL CAPITAL IMPROVEMENTS	1,081,252.08
Accum Deprec - Capital Improvements	327,273.60
NET CAPITALIZED IMPROVEMENTS	753,978.48
OTHER ASSETS	
Security Deposits	0.00
Investment - LLC 21	0.00
Investment - LLC 24	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Investment - LLC 27	0.00
Investment - LLC 28	0.00
Investment - LLC 29	0.00
Investment - LLC 25	0.00
Investment - LLC 26	0.00
Investment - LLC 31	0.00
Investment - LLC 34	0.00
Investment - LLC 35	0.00
Investment - LLC 36	0.00
Investment LLC 37	0.00
Investment LLC 38	0.00
Investment - LLC 39	0.00
Investment - LLC 40	0.00
Investment - LLC 41	0.00
Investment - LLC 42	0.00
Investment - LLC 43	0.00
	0.00
investment - LLC 45	0.00
<i>Investment in 48</i>	<i>0.00</i>
BofA Teller Rental	0.00
Investment - 16914	0.00
Investment - Rafael Gardens	0.00
Investment - 1129 3rd Street	0.00
LP Units	0.00
Investment - US Performing Arts	0.00
Investment - Marin CoWork	0.00
Limited Liability Companies	0.00
LONG TERM RECEIVABLES	
PISF I	0.00
Duffy Due to/from	0.00
PISF III	0.00
PISF IV	0.00
PISF VI	0.00
PISF VII	0.00
PISF IX	0.00
PISF XI	0.00
PISF XII	0.00
PISF XIII	0.00
PISF XIV	0.00
PISF XV	0.00
PISF XVI	0.00
PISF XVII	0.00
PISF XVIII	0.00
461 Due To/From	0.00
501 Due/To From	0.00
Hammondale Due To/From	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
21 Due/to From	0.00
In process Lease litigation	0.00
LLC 20	0.00
LLC 21	0.00
LLC 22	0.00
LLC 23	0.00
LLC 24	0.00
LLC 25	0.00
LLC 26	0.00
LLC 27	0.00
LLC 28	0.00
LLC 29	0.00
LLC 30	0.00
LLC 30	0.00
LLC 31	0.00
LLC 32	0.00
LLC 33	0.00
LLC 34	0.00
LLC 35	0.00
LLC 36	0.00
LLC 37	0.00
LLC 38	0.00
LLC 39	0.00
LLC 40	0.00
LLC 41	0.00
LLC 42	0.00
LLC 43	0.00
LLC 44	0.00
LLC 45	0.00
LLC 46	0.00
LLC 47	0.00
LLC 48	0.00
Due to/from LLC 49	0.00
PI LLC 50	0.00
PI 51 LLC	0.00
Due to/from Gate 5	0.00
PV 1 Due to/from	0.00
885 Due to/from	0.00
107 Due to/from	0.00
481 Due to/from	0.00
515 Due to/from	0.00
300 Due to/From PISF	0.00
Paul Drive Due to/from	0.00
353 BMK due to/from	0.00
49 Ignacio due to/from	0.00
Due To/From GP	-731,429.00
Due To/From 16914	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Due To/From PISF, Inc.	0.00
Due To/From PIM	0.00
Note Receivable	0.00
7200 Redwood Due to/From	0.00
355 Due to / from	0.00
Due to/from 350 Ignacio Assoc.	0.00
1222 Due to/from	0.00
419 Prospect due to/from	0.00
TOTAL LONG TERM RECEIVABLES	-731,429.00
TOTAL ASSETS	7,268,485.07
LIABILITIES & EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	5,069.32
Deferred Revenue	0.00
Unearned Rent	16,670.00
FTB Taxes Payable	0.00
PPP Loan	0.00
Property Tax Payable	8,771.50
Insurance Payable	0.00
Accrued Expenses	0.00
TOTAL CURRENT LIABILITIES	30,510.82
LONG TERM LIABILITIES	
Notes Payable	0.00
Notes Payable LLC 48	0.00
Deed of Trust Payable	0.00
Accrued Interest	0.00
Security Deposits Liability	61,129.65
Security Deposit Clearing	0.00
Pet Deposit Payable	0.00
Unearned Income	0.00
Mortgage Payable	5,000,000.00
1st Mortgage 461	0.00
2nd Mortgage 461	0.00
1st Mortgage 501	0.00
1st Deed 350, Suite 201	0.00
2nd Deed 350, Suite 201	0.00
1st Deed 350, Suite 200	0.00
First Mortgage 350 Suite 203	0.00
1st Deed 350 Suites 101, 103	0.00
Other Liabilities	0.00
Accum K-1 Losses	0.00
1st Mortgage Gate 5	0.00
2nd Deed Gate 5	0.00
1st Mortgage Duffy Place	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2nd Deed Duffy Place	0.00
1st Mortgage 49 Ignacio	0.00
2nd Deed 49 Ignacio	0.00
TOTAL LONG TERM LIABILITIES	5,061,129.65
TOTAL LIABILITIES	5,091,640.47
EQUITY	
Common Stock	0.00
Capital Contributions	3,800,000.00
Capital Receivable	0.00
Less: Repurchased Units	0.00
TIC Ownership	0.00
L.P. Distributions	0.00
G.P. Distributions	0.00
Premium on Repurch Units	0.00
Previous Period Adjmts	0.00
Member Distribution	-1,107,432.00
Dist. 38 to 20	0.00
Dist. 38 to 21	0.00
Dist. 37 to 22	0.00
Inter Co. PFI - PV1	0.00
Inter Co PFI - Gate 5	0.00
Inter Co PFI - Duffy	0.00
Inter Co PFI - Hamm	0.00
Inter Co PFI - 107	0.00
Inter Co PFI - 461	0.00
Inter Co PFI - 501	0.00
Inter Co PFI - 49	0.00
Inter Co PFI - 885	0.00
Inter Co. PFI - 515	0.00
Inter-Co PFI - 355	0.00
InterCo PFI - 7200	0.00
InterCo PFI-117	0.00
InterCo PFI - 7 Merry	0.00
InterCo PFI - 16914	0.00
InterCo PFI - Paul	0.00
InterCo PFI - 353	0.00
InterCo PFI - 1506	0.00
InterCo PFI - 1222	0.00
InterCo PFI - 419	0.00
Inter Co PFI - 19 Merrydale	0.00
Inter Co PFI - 1129	0.00
Inter Co PFI - 1315	0.00
Inter-Co. PFI - 1732	0.00
Inter-Co PFI-390	0.00
Inter Co PFI-santaland	0.00
Retained Earnings	-406,346.40

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Retained Earnings - Owned Properties	0.00
K1-Losses	0.00
Net Income (Loss) Current	-109,377.00
Appliance Depreciation	0.00
TOTAL EQUITY	2,176,844.60
TOTAL LIABILITIES & EQUITY	7,268,485.07
Total of All	0.00

Exhibit A-2: Statement of Income (*Loss*) for Professional Investors 26, LLC for period ending 9/1/2020

[Provide a statement of income (*loss*) for the following periods:

(i) For the initial report:

- a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and
- b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	883,852.01	91.72	883,852.01	91.72
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	65,228.06	6.77	65,228.06	6.77
Prior Year Recovery Income	13,664.85	1.42	13,664.85	1.42
Utility Income	917.44	0.10	917.44	0.10
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	963,662.36	100.00	963,662.36	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	116,772.20	12.12	116,772.20	12.12
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	3,619.81	0.38	3,619.81	0.38
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	120,392.01	12.49	120,392.01	12.49
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	936.00	0.10	936.00	0.10
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	3,150.32	0.33	3,150.32	0.33
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	3,731.75	0.39	3,731.75	0.39
Security Patrol	4,440.00	0.46	4,440.00	0.46
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	12,258.07	1.27	12,258.07	1.27
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	52,787.98	5.48	52,787.98	5.48
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	52,787.98	5.48	52,787.98	5.48
UTILITIES EXPENSE				
Gas & Electricity	74,556.99	7.74	74,556.99	7.74
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	5,590.17	0.58	5,590.17	0.58
Garbage & Trash Removal	12,070.57	1.25	12,070.57	1.25
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	1,913.01	0.20	1,913.01	0.20
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	94,130.74	9.77	94,130.74	9.77
REPAIRS & MAINTENANCE				
R&M Unit	0.00	0.00	0.00	0.00
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	0.00	0.00	0.00	0.00
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	4,297.11	0.45	4,297.11	0.45
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	1,360.00	0.14	1,360.00	0.14
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	2,988.75	0.31	2,988.75	0.31
R&M - Electrical Supplies	188.94	0.02	188.94	0.02
R&M - Landscaping Supplies	450.00	0.05	450.00	0.05
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	3,595.03	0.37	3,595.03	0.37
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	2,172.76	0.23	2,172.76	0.23
Locks & Keys	320.11	0.03	320.11	0.03
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	15,372.70	1.60	15,372.70	1.60

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	3,344.00	0.35	3,344.00	0.35
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	1,988.86	0.21	1,988.86	0.21
Contract - Electrical & Lighting	335.50	0.03	335.50	0.03
Contract - HVAC Maint.	11,076.50	1.15	11,076.50	1.15
Contract R&M	7,802.76	0.81	7,802.76	0.81
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	34,450.00	3.57	34,450.00	3.57
Contract - Painting	730.00	0.08	730.00	0.08
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	30,580.00	3.17	30,580.00	3.17
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	90,307.62	9.37	90,307.62	9.37
TAXES				
Real Estate Taxes	105,236.43	10.92	105,236.43	10.92
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	105,236.43	10.92	105,236.43	10.92
INSURANCE EXPENSE				
Package Insurance	7,107.41	0.74	7,107.41	0.74
Earthquake Insurance	7,441.67	0.77	7,441.67	0.77
Umbrella Insurance	1,575.00	0.16	1,575.00	0.16
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	16,124.08	1.67	16,124.08	1.67
TOTAL OPERATING EXPENSES	506,609.63	52.57	506,609.63	52.57
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	-25.00	0.00	-25.00	0.00
Late Charges	-839.00	-0.09	-839.00	-0.09
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-864.00	-0.09	-864.00	-0.09
NET OPERATING INCOME	457,916.73	47.52	457,916.73	47.52
DEBT SERVICE EXPENSE				
Mortgage Interest	200,265.74	20.78	200,265.74	20.78
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	200,265.74	20.78	200,265.74	20.78
NET INC.BEFORE DEP.& TAX	257,650.99	26.74	257,650.99	26.74
DEPREC. & AMORT. EXPENSES				
Building Depreciation	160,262.28	16.63	160,262.28	16.63
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	131,199.96	13.61	131,199.96	13.61
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	49,287.90	5.11	49,287.90	5.11
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	51,707.50	5.37	51,707.50	5.37

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	392,457.64	40.73	392,457.64	40.73
NET INC.(LOSS) BEF.TAXES	-134,806.65	-13.99	-134,806.65	-13.99
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	4,735.73	0.49	4,735.73	0.49
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	4,735.73	0.49	4,735.73	0.49
NET INCOME (LOSS)BK	-139,542.38	-14.48	-139,542.38	-14.48
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	531,051.99	92.39	531,051.99	92.39
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	40,932.13	7.12	40,932.13	7.12
Prior Year Recovery Income	2,517.02	0.44	2,517.02	0.44
Utility Income	273.58	0.05	273.58	0.05
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	574,774.72	100.00	574,774.72	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	136,727.50	23.79	136,727.50	23.79
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	911.66	0.16	911.66	0.16
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	137,639.16	23.95	137,639.16	23.95
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	828.00	0.14	828.00	0.14
Legal	4,890.00	0.85	4,890.00	0.85
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	4,506.00	0.78	4,506.00	0.78
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	0.00	0.00	0.00	0.00
Security Patrol	2,395.84	0.42	2,395.84	0.42
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	12,619.84	2.20	12,619.84	2.20
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	31,853.71	5.54	31,853.71	5.54
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	31,853.71	5.54	31,853.71	5.54
UTILITIES EXPENSE				
Gas & Electricity	42,311.44	7.36	42,311.44	7.36
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	2,757.94	0.48	2,757.94	0.48
Garbage & Trash Removal	6,271.85	1.09	6,271.85	1.09
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	1,289.64	0.22	1,289.64	0.22
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	52,630.87	9.16	52,630.87	9.16
REPAIRS & MAINTENANCE				
R&M Unit	7,772.57	1.35	7,772.57	1.35
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	362.26	0.06	362.26	0.06
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	1,321.25	0.23	1,321.25	0.23
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	480.00	0.08	480.00	0.08
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	2,234.91	0.39	2,234.91	0.39
R&M - Windows	2,696.00	0.47	2,696.00	0.47
R&M - HVAC	15,330.00	2.67	15,330.00	2.67
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	854.26	0.15	854.26	0.15
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	0.00	0.00	0.00	0.00
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	17.04	0.00	17.04	0.00
R&M - Electrical Supplies	1,039.17	0.18	1,039.17	0.18
R&M - Landscaping Supplies	310.00	0.05	310.00	0.05
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	770.00	0.13	770.00	0.13
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	2,332.45	0.41	2,332.45	0.41
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	992.18	0.17	992.18	0.17
Locks & Keys	933.97	0.16	933.97	0.16
R&M - Painting Supplies	9.57	0.00	9.57	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	3,381.47	0.59	3,381.47	0.59
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	40,837.10	7.10	40,837.10	7.10

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	693.00	0.12	693.00	0.12
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	3,504.00	0.61	3,504.00	0.61
Contract R&M	0.00	0.00	0.00	0.00
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	18,550.00	3.23	18,550.00	3.23
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	400.00	0.07	400.00	0.07
Contract - Landscaping	14,640.00	2.55	14,640.00	2.55
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	1,174.00	0.20	1,174.00	0.20
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	38,961.00	6.78	38,961.00	6.78
TAXES				
Real Estate Taxes	61,378.91	10.68	61,378.91	10.68
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	61,378.91	10.68	61,378.91	10.68
INSURANCE EXPENSE				
Package Insurance	4,321.94	0.75	4,321.94	0.75
Earthquake Insurance	4,675.44	0.81	4,675.44	0.81
Umbrella Insurance	918.75	0.16	918.75	0.16
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	9,916.13	1.73	9,916.13	1.73
TOTAL OPERATING EXPENSES	385,836.72	67.13	385,836.72	67.13
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	0.00	0.00	0.00	0.00
Damages & Cleaning Fees	-145.74	-0.03	-145.74	-0.03
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	-1,600.00	-0.28	-1,600.00	-0.28
Miscellaneous Income	-1,220.00	-0.21	-1,220.00	-0.21
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-2,965.74	-0.52	-2,965.74	-0.52
NET OPERATING INCOME	191,903.74	33.39	191,903.74	33.39
DEBT SERVICE EXPENSE				
Mortgage Interest	109,458.36	19.04	109,458.36	19.04
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	109,458.36	19.04	109,458.36	19.04
NET INC.BEFORE DEP.& TAX	82,445.38	14.34	82,445.38	14.34
DEPREC. & AMORT. EXPENSES				
Building Depreciation	93,486.33	16.26	93,486.33	16.26
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	76,533.31	13.32	76,533.31	13.32
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	17,283.98	3.01	17,283.98	3.01
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	2,818.76	0.49	2,818.76	0.49

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	190,122.38	33.08	190,122.38	33.08
NET INC.(LOSS) BEF.TAXES	-107,677.00	-18.73	-107,677.00	-18.73
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	1,700.00	0.30	1,700.00	0.30
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	1,700.00	0.30	1,700.00	0.30
NET INCOME (LOSS)BK	-109,377.00	-19.03	-109,377.00	-19.03
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Exhibit A-3: Statement of Cash Flows for **Professional Investors 26, LLC** for period ending 9/1/2020

[Provide a statement of changes in cash position for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	883,852.01	91.72	883,852.01	91.72
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	65,228.06	6.77	65,228.06	6.77
Prior Year Recovery Income	13,664.85	1.42	13,664.85	1.42
Utility Income	917.44	0.10	917.44	0.10
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	963,662.36	100.00	963,662.36	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	116,772.20	12.12	116,772.20	12.12
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	3,619.81	0.38	3,619.81	0.38
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	120,392.01	12.49	120,392.01	12.49
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	936.00	0.10	936.00	0.10
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	3,150.32	0.33	3,150.32	0.33
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	3,731.75	0.39	3,731.75	0.39
Security Patrol	4,440.00	0.46	4,440.00	0.46
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	12,258.07	1.27	12,258.07	1.27
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	52,787.98	5.48	52,787.98	5.48
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	52,787.98	5.48	52,787.98	5.48
UTILITIES EXPENSE				
Gas & Electricity	74,556.99	7.74	74,556.99	7.74
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	5,590.17	0.58	5,590.17	0.58
Garbage & Trash Removal	12,070.57	1.25	12,070.57	1.25
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	1,913.01	0.20	1,913.01	0.20
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	94,130.74	9.77	94,130.74	9.77
REPAIRS & MAINTENANCE				
R&M Unit	0.00	0.00	0.00	0.00
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	0.00	0.00	0.00	0.00
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	4,297.11	0.45	4,297.11	0.45
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	1,360.00	0.14	1,360.00	0.14
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	2,988.75	0.31	2,988.75	0.31
R&M - Electrical Supplies	188.94	0.02	188.94	0.02
R&M - Landscaping Supplies	450.00	0.05	450.00	0.05
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	3,595.03	0.37	3,595.03	0.37
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	2,172.76	0.23	2,172.76	0.23
Locks & Keys	320.11	0.03	320.11	0.03
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	15,372.70	1.60	15,372.70	1.60

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	3,344.00	0.35	3,344.00	0.35
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	1,988.86	0.21	1,988.86	0.21
Contract - Electrical & Lighting	335.50	0.03	335.50	0.03
Contract - HVAC Maint.	11,076.50	1.15	11,076.50	1.15
Contract R&M	7,802.76	0.81	7,802.76	0.81
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	34,450.00	3.57	34,450.00	3.57
Contract - Painting	730.00	0.08	730.00	0.08
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	30,580.00	3.17	30,580.00	3.17
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	90,307.62	9.37	90,307.62	9.37
TAXES				
Real Estate Taxes	105,236.43	10.92	105,236.43	10.92
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	105,236.43	10.92	105,236.43	10.92
INSURANCE EXPENSE				
Package Insurance	7,107.41	0.74	7,107.41	0.74
Earthquake Insurance	7,441.67	0.77	7,441.67	0.77
Umbrella Insurance	1,575.00	0.16	1,575.00	0.16
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	16,124.08	1.67	16,124.08	1.67
TOTAL OPERATING EXPENSES	506,609.63	52.57	506,609.63	52.57
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	-25.00	0.00	-25.00	0.00
Late Charges	-839.00	-0.09	-839.00	-0.09
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-864.00	-0.09	-864.00	-0.09
NET OPERATING INCOME	457,916.73	47.52	457,916.73	47.52
DEBT SERVICE EXPENSE				
Mortgage Interest	200,265.74	20.78	200,265.74	20.78
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	200,265.74	20.78	200,265.74	20.78
NET INC.BEFORE DEP.& TAX	257,650.99	26.74	257,650.99	26.74
DEPREC. & AMORT. EXPENSES				
Building Depreciation	160,262.28	16.63	160,262.28	16.63
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	131,199.96	13.61	131,199.96	13.61
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	49,287.90	5.11	49,287.90	5.11
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	51,707.50	5.37	51,707.50	5.37

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	392,457.64	40.73	392,457.64	40.73
NET INC.(LOSS) BEF.TAXES	-134,806.65	-13.99	-134,806.65	-13.99
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	4,735.73	0.49	4,735.73	0.49
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	4,735.73	0.49	4,735.73	0.49
NET INCOME (LOSS)BK	-139,542.38	-14.48	-139,542.38	-14.48
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00
Adjustments				
Outside Management Income	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0.00
Period to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	3,903.73	17,695.38	13,791.65	
1015 -Reserve Account	0.00	0.00	0.00	
Total Cash	3,903.73	17,695.38	13,791.65	
Year to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	3,903.73	17,695.38	13,791.65	
1015 -Reserve Account	0.00	0.00	0.00	
Total Cash	3,903.73	17,695.38	13,791.65	

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	531,051.99	92.39	531,051.99	92.39
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	40,932.13	7.12	40,932.13	7.12
Prior Year Recovery Income	2,517.02	0.44	2,517.02	0.44
Utility Income	273.58	0.05	273.58	0.05
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	574,774.72	100.00	574,774.72	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	136,727.50	23.79	136,727.50	23.79
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	911.66	0.16	911.66	0.16
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	137,639.16	23.95	137,639.16	23.95
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	828.00	0.14	828.00	0.14
Legal	4,890.00	0.85	4,890.00	0.85
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	4,506.00	0.78	4,506.00	0.78
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	0.00	0.00	0.00	0.00
Security Patrol	2,395.84	0.42	2,395.84	0.42
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	12,619.84	2.20	12,619.84	2.20
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	31,853.71	5.54	31,853.71	5.54
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	31,853.71	5.54	31,853.71	5.54
UTILITIES EXPENSE				
Gas & Electricity	42,311.44	7.36	42,311.44	7.36
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	2,757.94	0.48	2,757.94	0.48
Garbage & Trash Removal	6,271.85	1.09	6,271.85	1.09
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	1,289.64	0.22	1,289.64	0.22
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	52,630.87	9.16	52,630.87	9.16
REPAIRS & MAINTENANCE				
R&M Unit	7,772.57	1.35	7,772.57	1.35
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	362.26	0.06	362.26	0.06
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	1,321.25	0.23	1,321.25	0.23
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	480.00	0.08	480.00	0.08
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	2,234.91	0.39	2,234.91	0.39
R&M - Windows	2,696.00	0.47	2,696.00	0.47
R&M - HVAC	15,330.00	2.67	15,330.00	2.67
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	854.26	0.15	854.26	0.15
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	0.00	0.00	0.00	0.00
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	17.04	0.00	17.04	0.00
R&M - Electrical Supplies	1,039.17	0.18	1,039.17	0.18
R&M - Landscaping Supplies	310.00	0.05	310.00	0.05
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	770.00	0.13	770.00	0.13
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	2,332.45	0.41	2,332.45	0.41
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	992.18	0.17	992.18	0.17
Locks & Keys	933.97	0.16	933.97	0.16
R&M - Painting Supplies	9.57	0.00	9.57	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	3,381.47	0.59	3,381.47	0.59
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	40,837.10	7.10	40,837.10	7.10

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	693.00	0.12	693.00	0.12
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	3,504.00	0.61	3,504.00	0.61
Contract R&M	0.00	0.00	0.00	0.00
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	18,550.00	3.23	18,550.00	3.23
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	400.00	0.07	400.00	0.07
Contract - Landscaping	14,640.00	2.55	14,640.00	2.55
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	1,174.00	0.20	1,174.00	0.20
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	38,961.00	6.78	38,961.00	6.78
TAXES				
Real Estate Taxes	61,378.91	10.68	61,378.91	10.68
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	61,378.91	10.68	61,378.91	10.68
INSURANCE EXPENSE				
Package Insurance	4,321.94	0.75	4,321.94	0.75
Earthquake Insurance	4,675.44	0.81	4,675.44	0.81
Umbrella Insurance	918.75	0.16	918.75	0.16
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	9,916.13	1.73	9,916.13	1.73
TOTAL OPERATING EXPENSES	385,836.72	67.13	385,836.72	67.13
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	0.00	0.00	0.00	0.00
Damages & Cleaning Fees	-145.74	-0.03	-145.74	-0.03
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	-1,600.00	-0.28	-1,600.00	-0.28
Miscellaneous Income	-1,220.00	-0.21	-1,220.00	-0.21
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-2,965.74	-0.52	-2,965.74	-0.52
NET OPERATING INCOME	191,903.74	33.39	191,903.74	33.39
DEBT SERVICE EXPENSE				
Mortgage Interest	109,458.36	19.04	109,458.36	19.04
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	109,458.36	19.04	109,458.36	19.04
NET INC.BEFORE DEP.& TAX	82,445.38	14.34	82,445.38	14.34
DEPREC. & AMORT. EXPENSES				
Building Depreciation	93,486.33	16.26	93,486.33	16.26
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	76,533.31	13.32	76,533.31	13.32
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	17,283.98	3.01	17,283.98	3.01
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	2,818.76	0.49	2,818.76	0.49

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	190,122.38	33.08	190,122.38	33.08
NET INC.(LOSS) BEF.TAXES	-107,677.00	-18.73	-107,677.00	-18.73
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	1,700.00	0.30	1,700.00	0.30
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	1,700.00	0.30	1,700.00	0.30
NET INCOME (LOSS)BK	-109,377.00	-19.03	-109,377.00	-19.03
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00
Adjustments				
Outside Management Income	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0.00
Period to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	17,695.38	19,970.25	2,274.87	
1015 -Reserve Account	0.00	0.00	0.00	
Total Cash	17,695.38	19,970.25	2,274.87	
Year to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	17,695.38	19,970.25	2,274.87	
1015 -Reserve Account	0.00	0.00	0.00	
Total Cash	17,695.38	19,970.25	2,274.87	

Exhibit A-4: Statement of Changes in Shareholders'/Partners' Equity (*Deficit*) for Professional Investors 26, LLC for period ending 9/1/2020

[Provide a statement of changes in shareholders'/partners equity (*deficit*) for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The Debtor's professionals are in the process of conducting a forensic review of the Debtor's and controlled entities' records necessary to determine changes in the shareholders'/partners' equity ownership for the controlled entities. The Debtor will submit an updated report to the Court once this information is available.

Exhibit B: Description of Operations for Professional Investors 26, LLC

[Describe the nature and extent of the Debtor's interest in the Controlled Non-Debtor Entity.

Describe the business conducted and intended to be conducted by the Controlled Non-Debtor Entity, focusing on the entity's dominant business segments.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

The Controlled Non-Debtor Entity owns a residential property which is operated by PFI. The units are leased as residences to tenants.



Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit C: Description of Intercompany Claims

[List and describe the Controlled Non-Debtor Entity's claims against any other Controlled Non-Debtor Entity, together with the basis for such claims and whether each claim is contingent, unliquidated or disputed.]

Describe the source of this information.]

The source of this information is derived for the companies' Accounting System.

The companies' books show no intercompany claim.

Exhibit D: Allocation of Tax Liabilities and Assets

[Describe how income, losses, tax payments, tax refunds, or other tax attributes relating to federal, state, or local taxes have been allocated between or among the Controlled Non-Debtor Entity and one or more other Controlled Non-Debtor Entities.

Include a copy of each tax sharing or tax allocation agreement to which the entity is a party with any other Controlled Non-Debtor Entity.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System and conversations with the remaining employees of the company.

Tax liabilities are not allocated among or between any other Controlled Non-Debtor Entity.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit E: Description of Controlled Non-Debtor Entity's payments of Administrative Expenses, or Professional Fees otherwise payable by a Debtor


[Describe any payment made, or obligations incurred (or claims purchased), by the Controlled Non-Debtor Entity in connection with any claims, administrative expenses, or professional fees that have been or could be asserted against any Debtor.

Describe the source of this information.]

Based on a review of the Non-Debtor Entity's Accounting System records and conversations with current employees, the Debtor is not aware of any payments made or obligations incurred by the Controlled Non-Debtor Entity that would otherwise be payable by Debtor.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

 Exhibit A: Financial Statements for Professional Investors 27, LLC

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit A-1: Balance Sheet for Professional Investors 27, LLC as of 9/1/2020

[Provide a balance sheet dated as of the end of the most recent 3-month period of the current fiscal year and as of the end of the preceding fiscal year.]

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Balance Sheet

Period = Dec 2019

Book = Accrual

Current Balance**ASSETS****CURRENT ASSETS****CASH**

1010 - Checking	5,022.63
461 Bank Acct	0.00
501 Bank Acct	0.00
1015 -Reserve Account	869.53
1020 OLD Clearing	0.00
PFI First Community Clearing	0.00
PISF Inc. Transfer	0.00
PFI Cash - Transfer	0.00
Money Market	0.00
Escrow Account	306,569.53
Fremont Checking Account	0.00
Interest Cash	0.00
Petty Cash	0.00
Cash Hammondale	0.00
Cash 461	0.00
Cash 501	0.00
TOTAL CASH	312,461.69

RECEIVABLES

Property Receivables	0.00
Loan Receivables	0.00
Other Receivables	0.00
Officer - Due to/from	0.00

ACCOUNTS RECEIVABLES

A/R Rent Due	10,910.02
A/R Other - Melissa B	0.00
A/R Other - People home equity	0.00
A/R Collections	0.00
A/R Security Deposits	0.00
TOTAL ACCOUNTS RECEIVABLES	10,910.02

RESERVES & PREPAIDS

Reserve - Insurance	5,447.84
Reserve - Improvements	681.68
Prepaid Maint. Contract	0.00
Prepaid - Leasing Comm.	0.00
Prepaid - Leasing Comm.	0.00
Prepaid Mortgage Interest	0.00
Prepaid Taxes	0.00
TOTAL RESERVES & PREPAIDS	6,129.52
TOTAL CURRENT ASSETS	329,501.23

Balance Sheet

Period = Dec 2019

Book = Accrual

Current Balance**FIXED ASSETS**

Land - Hammondale	0.00
Land	900,000.00
Land - 501	0.00
Land - PI 20 LLC	0.00
Land - 200 Gate 5	0.00
Land - Duffy	0.00
Land - 49 Ignacio	0.00
Land - 350 Ignacio Suite 200	0.00
Land - PI 21 LLC	0.00
Land 30 Clay Court	0.00
Land - 690 DeLong	0.00
Building	2,880,000.00
Fixtures & Appliances	0.00
Improvements	0.00
Additional basis	0.00
Accum Depreciation	-411,428.64
Building - 501	0.00
Accum Depreciation Building - 501	0.00
Building - PI 20	0.00
A/D Building PI 20	0.00
Building - 200 Gate 5	0.00
Open	0.00
Accum Depreciation Gate 5	0.00
Buidling Duffy Place	0.00
Accum Depreciation Duffy Place	0.00
Building 49 Ignacio	0.00
Accum Depreciation 49 Ignacio	0.00
Building - Hammondale	0.00
Accum Depr Hammondale	0.00
350 Ignacio #200	0.00
A/D 350 Ignacio #200	0.00
350 Ignacio #101	0.00
A/D 350 Ignacio #101	0.00
Building - 30 Clay Ct.	0.00
A/D 30 Clay Ct.	0.00
Building 690 DeLong	0.00
A/D Building 690 DeLong	0.00
350 Ignacio #103	0.00
A/D 350 Ingacio #103	0.00
350 Ignacio #201	0.00
350 Ignacio # 203	0.00
A/D 350 Ignacio #203	0.00
350 Ignacio #100	0.00
A/D Ignacio #100	0.00
350 Ignacio #300	0.00
A/D 350 Ignacio #300	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Furniture and Fixtures	1,380.44
A/D Furn. & Fixt.	0.00
Furniture & Fixt Hamm	0.00
Furniture & Fixt Gate	0.00
A/D Furn./Fixt. Hamm	0.00
A/D Furn./Fixt. Gate	0.00
Computers	0.00
A/D Computers	0.00
A/V Equipment	0.00
Vehicles	0.00
A/D Vehicles	0.00
Tenant Imp. 350 Ignacio	0.00
A/D Tenant Imp.	0.00
Acum. Gain (Loss) Gate	0.00
Accum. Gain (Loss) Hamm	0.00
Accum. Gain (Loss) 501	0.00
Accum Gain Loss - 461	0.00
Accum Depreciation Fixed Assets	0.00
NET FIXED ASSETS	3,369,951.80
 ACQUISITION ASSETS	
Closing Costs	31,669.25
A/A Closing Costs	0.00
Syndication Costs	0.00
Loan Fees	11,086.50
Accum Amort Loan Fees	-6,098.00
Personal Property	720,000.00
Accum Depreciation Personal Property	-144,000.00
Organization Costs	19,797.96
Accum Amort Organization Costs	0.00
NET ACQUISITION ASSETS	632,455.71
 CAPITALIZED IMPROVEMENTS	
Improvements Prior 2000	0.00
2001 Bathroom Improvements	0.00
2001 Kitchen Improvements	0.00
2001 Floor Improvements	0.00
2001 Window Improvements	0.00
2001 Building Improvements	0.00
2001 Roof Improvements	0.00
2001 Other Improvements	0.00
2002 Bathroom Improvements	0.00
2002 Kitchen Improvements	0.00
2002 Floor Improvements	0.00
2002 Window Improvements	0.00
2002 Building Improvements	0.00
2002 Roof Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2002 Other Improvements	0.00
2002 Improvement Salaries	0.00
2003 Bathroom Improvements	0.00
2003 Kitchen Improvements	0.00
2003 Floor Improvements	0.00
2003 Window Improvements	0.00
461-2003 Windows Improvements	0.00
501-2003 Window Improvement	0.00
2003 Building Improvements	0.00
461-2003 Building Improvements	0.00
501-2003 Building Improvements	0.00
2003 Roof Improvements	0.00
2003 Other Improvements	0.00
461-2003 Other Improvements	0.00
501-2003 Other Improvements	0.00
2004 Bathroom Improvements	0.00
2004 Kitchen Improvements	0.00
2004 Floor Improvements	0.00
461-2004 Floor Improvements	0.00
501-2004 Floor Improvements	0.00
2004 Window Improvements	0.00
461-2004 Window Improvements	0.00
501-2004 Window Improvements	0.00
2004 Building Improvements	0.00
2004 Roof Improvements	0.00
2004 Other Improvements	0.00
461-2004 Other Improvements	0.00
501-2004 Other Improvements	0.00
2005 Bathroom Improvements	0.00
2005 Kitchen Improvements	0.00
461-2005 Kitchen Improvements	0.00
501-2005 Kitchen Improvements	0.00
2005 Floor Improvements	0.00
461-2005 Floor Improvements	0.00
501-2005 Floor Improvements	0.00
2005 Window Improvements	0.00
2005 Building Improvements	0.00
2005 Roof Improvements	0.00
2005 Other Improvements	0.00
461-2005 Other Improvements	0.00
501-2005 Other Improvements	0.00
2005 Improvement Salaries	0.00
2006 Bathroom Improvements	0.00
2006 Kitchen Improvements	0.00
461-2006 Kitchen Improvements	0.00
501-2006 Kitchen Improvements	0.00
2006 Floor Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
461-2006 Floor Improvements	0.00
501-2006 Floor Improvements	0.00
2006 Window Improvements	0.00
2006 Building Improvements	0.00
461-2006 Building Improvements	0.00
501-2006 Building Improvements	0.00
2006 Roof Improvements	0.00
2006 Other Improvements	0.00
2007 Bathroom Improvements	0.00
461-2007 Bathroom Improvements	0.00
501-2007 Bathroom Improvements	0.00
2007 Kitchen Improvements	0.00
2007 Floor Improvements	0.00
461-2007 Floor Improvements	0.00
501-2007 Floor Improvements	0.00
2007 Window Improvements	0.00
2007 Building Improvements	0.00
461-2007 Building Improvements	0.00
501-2007 Building Improvements	0.00
2007 Roof Improvements	0.00
2007 Other Improvements	0.00
461-2007 Other Improvements	0.00
501-2007 Other Improvements	0.00
2008 Bathroom Improvements	0.00
461-2008 Bathrooms Improvements	0.00
501-2008 Bathroom Improvements	0.00
2008 Kitchen Improvements	0.00
461-2008 Kitchen Improvements	0.00
501-2008 Kitchen Improvements	0.00
2008 Floor Improvements	0.00
461-2008 Floor Improvements	0.00
501-2008 Floor Improvements	0.00
2008 Window Improvements	0.00
2008 Building Improvements	0.00
2008 Roof Improvements	0.00
2008 Other Improvements	0.00
461-2008 Other Improvements	0.00
501-2008 Other Improvements	0.00
2009 Bathroom Improvements	0.00
2009 Kitchen Improvements	0.00
2009 Floor Improvements	0.00
2009 Window Improvements	0.00
2009 Building Improvements	0.00
2009 Roof Improvements	0.00
2009 Other Improvements	0.00
461-2009 Other Improvements	0.00
501-2009 Other Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2010 Other Improvements	0.00
2011 Other Improvements	0.00
2012 Other Improvements	0.00
2013 Other Improvements	0.00
2013-Roof Improvement	0.00
2014 Other Improvements	0.00
2014 T/O Misc. Expense	0.00
2014 T/O Materials	0.00
2014 T/O Outside Vendor	0.00
2014 - Roof	0.00
2015 Other Improvements	0.00
T/O Misc. Exp.	0.00
2015 T/O Materiales	0.00
T/O Outside Vendor	0.00
2016 Other Improvements	378,510.23
2016 T/O Misc. Exp.	0.00
2016 T/O Materials	0.00
2016 T/O outside vendors	612.00
2016 Hills Assessments	0.00
2017 Other Improvements	571,896.43
2017 T/O Misc. Exp.	0.00
2017 T/O Materials	1,545.58
2017 T/O Outside Vendor	2,790.80
2017 Hills Assessments	0.00
2018 Other Improvements	1,662,710.79
2018 T/O Misc. Exp.	0.00
2018 T/O Materials	72.39
2018 T/O Outside Vendor	0.00
2018 Hills Assessments	0.00
2019 Other Improvements	2,600,399.42
2019 T/O Misc. Exp.	0.00
2019 T/O Materials	5,504.17
2019 T/O Outside Vendor	58,061.00
2019 Hills Assessments	0.00
2020 Other Improvements	0.00
2020 T/O Misc. Exp.	0.00
2020 T/O Materials	0.00
2020 T/O Outside Vendor	0.00
2020 Hills Assessments	0.00
TOTAL CAPITAL IMPROVEMENTS	5,282,102.81
Accum Deprec - Capital Improvements	1,018,704.12
NET CAPITALIZED IMPROVEMENTS	4,263,398.69
 OTHER ASSETS	
Security Deposits	0.00
Investment - LLC 21	0.00
Investment - LLC 24	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Investment - LLC 27	0.00
Investment - LLC 28	0.00
Investment - LLC 29	0.00
Investment - LLC 25	0.00
Investment - LLC 26	0.00
Investment - LLC 31	0.00
Investment - LLC 34	0.00
Investment - LLC 35	0.00
Investment - LLC 36	0.00
Investment LLC 37	0.00
Investment LLC 38	0.00
Investment - LLC 39	0.00
Investment - LLC 40	0.00
Investment - LLC 41	0.00
Investment - LLC 42	0.00
Investment - LLC 43	0.00
	0.00
investment - LLC 45	0.00
<i>Investment in 48</i>	<i>0.00</i>
BofA Teller Rental	0.00
Investment - 16914	0.00
Investment - Rafael Gardens	0.00
Investment - 1129 3rd Street	0.00
LP Units	0.00
Investment - US Performing Arts	0.00
Investment - Marin CoWork	0.00
Limited Liability Companies	0.00
LONG TERM RECEIVABLES	
PISF I	0.00
Duffy Due to/from	0.00
PISF III	0.00
PISF IV	0.00
PISF VI	0.00
PISF VII	0.00
PISF IX	0.00
PISF XI	0.00
PISF XII	0.00
PISF XIII	0.00
PISF XIV	0.00
PISF XV	0.00
PISF XVI	0.00
PISF XVII	0.00
PISF XVIII	0.00
461 Due To/From	0.00
501 Due/To From	0.00
Hammondale Due To/From	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
21 Due/to From	0.00
In process Lease litigation	0.00
LLC 20	0.00
LLC 21	0.00
LLC 22	0.00
LLC 23	0.00
LLC 24	0.00
LLC 25	0.00
LLC 26	0.00
LLC 27	0.00
LLC 28	0.00
LLC 29	0.00
LLC 30	0.00
LLC 30	0.00
LLC 31	0.00
LLC 32	0.00
LLC 33	0.00
LLC 34	0.00
LLC 35	0.00
LLC 36	0.00
LLC 37	0.00
LLC 38	0.00
LLC 39	0.00
LLC 40	0.00
LLC 41	0.00
LLC 42	0.00
LLC 43	0.00
LLC 44	0.00
LLC 45	0.00
LLC 46	0.00
LLC 47	0.00
LLC 48	0.00
Due to/from LLC 49	0.00
PI LLC 50	0.00
PI 51 LLC	0.00
Due to/from Gate 5	0.00
PV 1 Due to/from	0.00
885 Due to/from	0.00
107 Due to/from	0.00
481 Due to/from	0.00
515 Due to/from	0.00
300 Due to/From PISF	0.00
Paul Drive Due to/from	0.00
353 BMK due to/from	0.00
49 Ignacio due to/from	0.00
Due To/From GP	-4,970,997.00
Due To/From 16914	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Due To/From PISF, Inc.	0.00
Due To/From PIM	0.00
Note Receivable	0.00
7200 Redwood Due to/From	0.00
355 Due to / from	0.00
Due to/from 350 Ignacio Assoc.	0.00
1222 Due to/from	0.00
419 Prospect due to/from	0.00
TOTAL LONG TERM RECEIVABLES	-4,970,997.00
TOTAL ASSETS	3,624,310.43
LIABILITIES & EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	8,423.34
Deferred Revenue	0.00
Unearned Rent	78.24
FTB Taxes Payable	0.00
PPP Loan	0.00
Property Tax Payable	0.00
Insurance Payable	0.00
Accrued Expenses	0.00
TOTAL CURRENT LIABILITIES	8,501.58
LONG TERM LIABILITIES	
Notes Payable	0.00
Notes Payable LLC 48	0.00
Deed of Trust Payable	0.00
Accrued Interest	0.00
Security Deposits Liability	14,623.75
Security Deposit Clearing	0.00
Pet Deposit Payable	0.00
Unearned Income	0.00
Mortgage Payable	2,705,692.69
1st Mortgage 461	0.00
2nd Mortgage 461	0.00
1st Mortgage 501	0.00
1st Deed 350, Suite 201	0.00
2nd Deed 350, Suite 201	0.00
1st Deed 350, Suite 200	0.00
First Mortgage 350 Suite 203	0.00
1st Deed 350 Suites 101, 103	0.00
Other Liabilities	0.00
Accum K-1 Losses	0.00
1st Mortgage Gate 5	0.00
2nd Deed Gate 5	0.00
1st Mortgage Duffy Place	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2nd Deed Duffy Place	0.00
1st Mortgage 49 Ignacio	0.00
2nd Deed 49 Ignacio	0.00
TOTAL LONG TERM LIABILITIES	2,720,316.44
TOTAL LIABILITIES	2,728,818.02
EQUITY	
Common Stock	0.00
Capital Contributions	2,825,000.00
Capital Receivable	0.00
Less: Repurchased Units	0.00
TIC Ownership	0.00
L.P. Distributions	0.00
G.P. Distributions	0.00
Premium on Repurch Units	0.00
Previous Period Adjmts	0.00
Member Distribution	-1,061,399.50
Dist. 38 to 20	0.00
Dist. 38 to 21	0.00
Dist. 37 to 22	0.00
Inter Co. PFI - PV1	0.00
Inter Co PFI - Gate 5	0.00
Inter Co PFI - Duffy	0.00
Inter Co PFI - Hamm	0.00
Inter Co PFI - 107	0.00
Inter Co PFI - 461	0.00
Inter Co PFI - 501	0.00
Inter Co PFI - 49	0.00
Inter Co PFI - 885	0.00
Inter Co. PFI - 515	0.00
Inter-Co PFI - 355	0.00
InterCo PFI - 7200	0.00
InterCo PFI-117	0.00
InterCo PFI - 7 Merry	0.00
InterCo PFI - 16914	0.00
InterCo PFI - Paul	0.00
InterCo PFI - 353	0.00
InterCo PFI - 1506	0.00
InterCo PFI - 1222	0.00
InterCo PFI - 419	0.00
Inter Co PFI - 19 Merrydale	0.00
Inter Co PFI - 1129	0.00
Inter Co PFI - 1315	0.00
Inter-Co. PFI - 1732	0.00
Inter-Co PFI-390	0.00
Inter Co PFI-santaland	0.00
Retained Earnings	-159,052.75

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Retained Earnings - Owned Properties	0.00
K1-Losses	0.00
Net Income (Loss) Current	-709,055.34
Appliance Depreciation	0.00
TOTAL EQUITY	895,492.41
TOTAL LIABILITIES & EQUITY	3,624,310.43
Total of All	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

Current Balance**ASSETS****CURRENT ASSETS****CASH**

1010 - Checking	7,296.66
461 Bank Acct	0.00
501 Bank Acct	0.00
1015 -Reserve Account	0.00
1020 OLD Clearing	0.00
PFI First Community	0.00
Clearing	0.00
PISF Inc. Transfer	0.00
PFI Cash - Transfer	0.00
Money Market	0.00
Escrow Account	306,739.29
Fremont Checking Account	0.00
Interest Cash	0.00
Petty Cash	0.00
Cash Hammondale	0.00
Cash 461	0.00
Cash 501	0.00
TOTAL CASH	314,035.95

RECEIVABLES

Property Receivables	0.00
Loan Receivables	0.00
Other Receivables	0.00
Officer - Due to/from	0.00

ACCOUNTS RECEIVABLES

A/R Rent Due	5,941.03
A/R Other - Melissa B	0.00
A/R Other - People home equity	0.00
A/R Collections	0.00
A/R Security Deposits	0.00
TOTAL ACCOUNTS RECEIVABLES	5,941.03

RESERVES & PREPAIDS

Reserve - Insurance	3,959.60
Reserve - Improvements	0.00
Prepaid Maint. Contract	1,575.00
Prepaid - Leasing Comm.	0.00
Prepaid - Leasing Comm.	0.00
Prepaid Mortgage Interest	0.00
Prepaid Taxes	0.00
TOTAL RESERVES & PREPAIDS	5,534.60
TOTAL CURRENT ASSETS	325,511.58

Balance Sheet

Period = Jul 2020

Book = Accrual

Current Balance**FIXED ASSETS**

Land - Hammondale	0.00
Land	900,000.00
Land - 501	0.00
Land - PI 20 LLC	0.00
Land - 200 Gate 5	0.00
Land - Duffy	0.00
Land - 49 Ignacio	0.00
Land - 350 Ignacio Suite 200	0.00
Land - PI 21 LLC	0.00
Land 30 Clay Court	0.00
Land - 690 DeLong	0.00
Building	2,880,000.00
Fixtures & Appliances	0.00
Improvements	0.00
Additional basis	0.00
Accum Depreciation	-464,761.99
Building - 501	0.00
Accum Depreciation Building - 501	0.00
Building - PI 20	0.00
A/D Building PI 20	0.00
Building - 200 Gate 5	0.00
Open	0.00
Accum Depreciation Gate 5	0.00
Buidling Duffy Place	0.00
Accum Depreciation Duffy Place	0.00
Building 49 Ignacio	0.00
Accum Depreciation 49 Ignacio	0.00
Building - Hammondale	0.00
Accum Depr Hammondale	0.00
350 Ignacio #200	0.00
A/D 350 Ignacio #200	0.00
350 Ignacio #101	0.00
A/D 350 Ignacio #101	0.00
Building - 30 Clay Ct.	0.00
A/D 30 Clay Ct.	0.00
Building 690 DeLong	0.00
A/D Building 690 DeLong	0.00
350 Ignacio #103	0.00
A/D 350 Ingacio #103	0.00
350 Ignacio #201	0.00
350 Ignacio # 203	0.00
A/D 350 Ignacio #203	0.00
350 Ignacio #100	0.00
A/D Ignacio #100	0.00
350 Ignacio #300	0.00
A/D 350 Ignacio #300	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Furniture and Fixtures	1,565.74
A/D Furn. & Fixt.	0.00
Furniture & Fixt Hamm	0.00
Furniture & Fixt Gate	0.00
A/D Furn./Fixt. Hamm	0.00
A/D Furn./Fixt. Gate	0.00
Computers	0.00
A/D Computers	0.00
A/V Equipment	0.00
Vehicles	0.00
A/D Vehicles	0.00
Tenant Imp. 350 Ignacio	0.00
A/D Tenant Imp.	0.00
Acum. Gain (Loss) Gate	0.00
Accum. Gain (Loss) Hamm	0.00
Accum. Gain (Loss) 501	0.00
Accum Gain Loss - 461	0.00
Accum Depreciation Fixed Assets	0.00
NET FIXED ASSETS	3,316,803.75
ACQUISITION ASSETS	
Closing Costs	31,669.25
A/A Closing Costs	0.00
Syndication Costs	0.00
Loan Fees	11,086.50
Accum Amort Loan Fees	-6,098.00
Personal Property	720,000.00
Accum Depreciation Personal Property	-186,000.00
Organization Costs	19,797.96
Accum Amort Organization Costs	0.00
NET ACQUISITION ASSETS	590,455.71
CAPITALIZED IMPROVEMENTS	
Improvements Prior 2000	0.00
2001 Bathroom Improvements	0.00
2001 Kitchen Improvements	0.00
2001 Floor Improvements	0.00
2001 Window Improvements	0.00
2001 Building Improvements	0.00
2001 Roof Improvements	0.00
2001 Other Improvements	0.00
2002 Bathroom Improvements	0.00
2002 Kitchen Improvements	0.00
2002 Floor Improvements	0.00
2002 Window Improvements	0.00
2002 Building Improvements	0.00
2002 Roof Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2002 Other Improvements	0.00
2002 Improvement Salaries	0.00
2003 Bathroom Improvements	0.00
2003 Kitchen Improvements	0.00
2003 Floor Improvements	0.00
2003 Window Improvements	0.00
461-2003 Windows Improvements	0.00
501-2003 Window Improvement	0.00
2003 Building Improvements	0.00
461-2003 Building Improvements	0.00
501-2003 Building Improvements	0.00
2003 Roof Improvements	0.00
2003 Other Improvements	0.00
461-2003 Other Improvements	0.00
501-2003 Other Improvements	0.00
2004 Bathroom Improvements	0.00
2004 Kitchen Improvements	0.00
2004 Floor Improvements	0.00
461-2004 Floor Improvements	0.00
501-2004 Floor Improvements	0.00
2004 Window Improvements	0.00
461-2004 Window Improvements	0.00
501-2004 Window Improvements	0.00
2004 Building Improvements	0.00
2004 Roof Improvements	0.00
2004 Other Improvements	0.00
461-2004 Other Improvements	0.00
501-2004 Other Improvements	0.00
2005 Bathroom Improvements	0.00
2005 Kitchen Improvements	0.00
461-2005 Kitchen Improvements	0.00
501-2005 Kitchen Improvements	0.00
2005 Floor Improvements	0.00
461-2005 Floor Improvements	0.00
501-2005 Floor Improvements	0.00
2005 Window Improvements	0.00
2005 Building Improvements	0.00
2005 Roof Improvements	0.00
2005 Other Improvements	0.00
461-2005 Other Improvements	0.00
501-2005 Other Improvements	0.00
2005 Improvement Salaries	0.00
2006 Bathroom Improvements	0.00
2006 Kitchen Improvements	0.00
461-2006 Kitchen Improvements	0.00
501-2006 Kitchen Improvements	0.00
2006 Floor Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
461-2006 Floor Improvements	0.00
501-2006 Floor Improvements	0.00
2006 Window Improvements	0.00
2006 Building Improvements	0.00
461-2006 Building Improvements	0.00
501-2006 Building Improvements	0.00
2006 Roof Improvements	0.00
2006 Other Improvements	0.00
2007 Bathroom Improvements	0.00
461-2007 Bathroom Improvements	0.00
501-2007 Bathroom Improvements	0.00
2007 Kitchen Improvements	0.00
2007 Floor Improvements	0.00
461-2007 Floor Improvements	0.00
501-2007 Floor Improvements	0.00
2007 Window Improvements	0.00
2007 Building Improvements	0.00
461-2007 Building Improvements	0.00
501-2007 Building Improvements	0.00
2007 Roof Improvements	0.00
2007 Other Improvements	0.00
461-2007 Other Improvements	0.00
501-2007 Other Improvements	0.00
2008 Bathroom Improvements	0.00
461-2008 Bathrooms Improvements	0.00
501-2008 Bathroom Improvements	0.00
2008 Kitchen Improvements	0.00
461-2008 Kitchen Improvements	0.00
501-2008 Kitchen Improvements	0.00
2008 Floor Improvements	0.00
461-2008 Floor Improvements	0.00
501-2008 Floor Improvements	0.00
2008 Window Improvements	0.00
2008 Building Improvements	0.00
2008 Roof Improvements	0.00
2008 Other Improvements	0.00
461-2008 Other Improvements	0.00
501-2008 Other Improvements	0.00
2009 Bathroom Improvements	0.00
2009 Kitchen Improvements	0.00
2009 Floor Improvements	0.00
2009 Window Improvements	0.00
2009 Building Improvements	0.00
2009 Roof Improvements	0.00
2009 Other Improvements	0.00
461-2009 Other Improvements	0.00
501-2009 Other Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2010 Other Improvements	0.00
2011 Other Improvements	0.00
2012 Other Improvements	0.00
2013 Other Improvements	0.00
2013-Roof Improvement	0.00
2014 Other Improvements	0.00
2014 T/O Misc. Expense	0.00
2014 T/O Materials	0.00
2014 T/O Outside Vendor	0.00
2014 - Roof	0.00
2015 Other Improvements	0.00
T/O Misc. Exp.	0.00
2015 T/O Materiales	0.00
T/O Outside Vendor	0.00
2016 Other Improvements	378,510.23
2016 T/O Misc. Exp.	0.00
2016 T/O Materials	0.00
2016 T/O outside vendors	612.00
2016 Hills Assessments	0.00
2017 Other Improvements	571,896.43
2017 T/O Misc. Exp.	0.00
2017 T/O Materials	1,545.58
2017 T/O Outside Vendor	2,790.80
2017 Hills Assessments	0.00
2018 Other Improvements	1,662,710.79
2018 T/O Misc. Exp.	0.00
2018 T/O Materials	72.39
2018 T/O Outside Vendor	0.00
2018 Hills Assessments	0.00
2019 Other Improvements	2,600,399.42
2019 T/O Misc. Exp.	0.00
2019 T/O Materials	5,504.17
2019 T/O Outside Vendor	58,061.00
2019 Hills Assessments	0.00
2020 Other Improvements	71,029.20
2020 T/O Misc. Exp.	0.00
2020 T/O Materials	6,422.78
2020 T/O Outside Vendor	41,449.00
2020 Hills Assessments	0.00
TOTAL CAPITAL IMPROVEMENTS	5,401,003.79
Accum Deprec - Capital Improvements	1,034,089.56
NET CAPITALIZED IMPROVEMENTS	4,366,914.23
OTHER ASSETS	
Security Deposits	0.00
Investment - LLC 21	0.00
Investment - LLC 24	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Investment - LLC 27	0.00
Investment - LLC 28	0.00
Investment - LLC 29	0.00
Investment - LLC 25	0.00
Investment - LLC 26	0.00
Investment - LLC 31	0.00
Investment - LLC 34	0.00
Investment - LLC 35	0.00
Investment - LLC 36	0.00
Investment LLC 37	0.00
Investment LLC 38	0.00
Investment - LLC 39	0.00
Investment - LLC 40	0.00
Investment - LLC 41	0.00
Investment - LLC 42	0.00
Investment - LLC 43	0.00
	0.00
investment - LLC 45	0.00
<i>Investment in 48</i>	<i>0.00</i>
BofA Teller Rental	0.00
Investment - 16914	0.00
Investment - Rafael Gardens	0.00
Investment - 1129 3rd Street	0.00
LP Units	0.00
Investment - US Performing Arts	0.00
Investment - Marin CoWork	0.00
Limited Liability Companies	0.00
LONG TERM RECEIVABLES	
PISF I	0.00
Duffy Due to/from	0.00
PISF III	0.00
PISF IV	0.00
PISF VI	0.00
PISF VII	0.00
PISF IX	0.00
PISF XI	0.00
PISF XII	0.00
PISF XIII	0.00
PISF XIV	0.00
PISF XV	0.00
PISF XVI	0.00
PISF XVII	0.00
PISF XVIII	0.00
461 Due To/From	0.00
501 Due/To From	0.00
Hammondale Due To/From	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
21 Due/to From	0.00
In process Lease litigation	0.00
LLC 20	0.00
LLC 21	0.00
LLC 22	0.00
LLC 23	0.00
LLC 24	0.00
LLC 25	0.00
LLC 26	0.00
LLC 27	0.00
LLC 28	0.00
LLC 29	0.00
LLC 30	0.00
LLC 30	0.00
LLC 31	0.00
LLC 32	0.00
LLC 33	0.00
LLC 34	0.00
LLC 35	0.00
LLC 36	0.00
LLC 37	0.00
LLC 38	0.00
LLC 39	0.00
LLC 40	0.00
LLC 41	0.00
LLC 42	0.00
LLC 43	0.00
LLC 44	0.00
LLC 45	0.00
LLC 46	0.00
LLC 47	0.00
LLC 48	0.00
Due to/from LLC 49	0.00
PI LLC 50	0.00
PI 51 LLC	0.00
Due to/from Gate 5	0.00
PV 1 Due to/from	0.00
885 Due to/from	0.00
107 Due to/from	0.00
481 Due to/from	0.00
515 Due to/from	0.00
300 Due to/From PISF	0.00
Paul Drive Due to/from	0.00
353 BMK due to/from	0.00
49 Ignacio due to/from	0.00
Due To/From GP	-5,286,167.47
Due To/From 16914	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Due To/From PISF, Inc.	0.00
Due To/From PIM	0.00
Note Receivable	0.00
7200 Redwood Due to/From	0.00
355 Due to / from	0.00
Due to/from 350 Ignacio Assoc.	0.00
1222 Due to/from	0.00
419 Prospect due to/from	0.00
TOTAL LONG TERM RECEIVABLES	-5,286,167.47
TOTAL ASSETS	3,313,517.80
LIABILITIES & EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	17,554.89
Deferred Revenue	0.00
Unearned Rent	4,529.68
FTB Taxes Payable	0.00
PPP Loan	0.00
Property Tax Payable	6,382.92
Insurance Payable	0.00
Accrued Expenses	0.00
TOTAL CURRENT LIABILITIES	28,467.49
LONG TERM LIABILITIES	
Notes Payable	0.00
Notes Payable LLC 48	0.00
Deed of Trust Payable	0.00
Accrued Interest	0.00
Security Deposits Liability	16,523.75
Security Deposit Clearing	0.00
Pet Deposit Payable	0.00
Unearned Income	0.00
Mortgage Payable	2,677,650.53
1st Mortgage 461	0.00
2nd Mortgage 461	0.00
1st Mortgage 501	0.00
1st Deed 350, Suite 201	0.00
2nd Deed 350, Suite 201	0.00
1st Deed 350, Suite 200	0.00
First Mortgage 350 Suite 203	0.00
1st Deed 350 Suites 101, 103	0.00
Other Liabilities	0.00
Accum K-1 Losses	0.00
1st Mortgage Gate 5	0.00
2nd Deed Gate 5	0.00
1st Mortgage Duffy Place	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2nd Deed Duffy Place	0.00
1st Mortgage 49 Ignacio	0.00
2nd Deed 49 Ignacio	0.00
TOTAL LONG TERM LIABILITIES	2,694,174.28
TOTAL LIABILITIES	2,722,641.77
EQUITY	
Common Stock	0.00
Capital Contributions	2,825,000.00
Capital Receivable	0.00
Less: Repurchased Units	0.00
TIC Ownership	0.00
L.P. Distributions	0.00
G.P. Distributions	0.00
Premium on Repurch Units	0.00
Previous Period Adjmts	-681.68
Member Distribution	-1,164,310.50
Dist. 38 to 20	0.00
Dist. 38 to 21	0.00
Dist. 37 to 22	0.00
Inter Co. PFI - PV1	0.00
Inter Co PFI - Gate 5	0.00
Inter Co PFI - Duffy	0.00
Inter Co PFI - Hamm	0.00
Inter Co PFI - 107	0.00
Inter Co PFI - 461	0.00
Inter Co PFI - 501	0.00
Inter Co PFI - 49	0.00
Inter Co PFI - 885	0.00
Inter Co. PFI - 515	0.00
Inter-Co PFI - 355	0.00
InterCo PFI - 7200	0.00
InterCo PFI-117	0.00
InterCo PFI - 7 Merry	0.00
InterCo PFI - 16914	0.00
InterCo PFI - Paul	0.00
InterCo PFI - 353	0.00
InterCo PFI - 1506	0.00
InterCo PFI - 1222	0.00
InterCo PFI - 419	0.00
Inter Co PFI - 19 Merrydale	0.00
Inter Co PFI - 1129	0.00
Inter Co PFI - 1315	0.00
Inter-Co. PFI - 1732	0.00
Inter-Co PFI-390	0.00
Inter Co PFI-santaland	0.00
Retained Earnings	-868,108.09

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Retained Earingins - Owned Properties	0.00
K1-Losses	0.00
Net Income (Loss) Current	-201,023.70
Appliance Depreciation	0.00
TOTAL EQUITY	590,876.03
TOTAL LIABILITIES & EQUITY	3,313,517.80
Total of All	0.00

Exhibit A-2: Statement of Income (*Loss*) for **Professional Investors 27, LLC** for period ending 9/1/2020

[Provide a statement of income (*loss*) for the following periods:

(i) For the initial report:

- a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and
- b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.



Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	447,470.59	100.00	447,470.59	100.00
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	0.00	0.00	0.00	0.00
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	447,470.59	100.00	447,470.59	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	114,679.25	25.63	114,679.25	25.63
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	20,965.78	4.69	20,965.78	4.69
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	21,699.85	4.85	21,699.85	4.85

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	157,344.88	35.16	157,344.88	35.16
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	4,273.60	0.96	4,273.60	0.96
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	7,603.00	1.70	7,603.00	1.70
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	194.13	0.04	194.13	0.04
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	2,362.00	0.53	2,362.00	0.53
Security Patrol	9,000.00	2.01	9,000.00	2.01
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	23,432.73	5.24	23,432.73	5.24
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	28,968.65	6.47	28,968.65	6.47
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	2,250.45	0.50	2,250.45	0.50
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	25,455.93	5.69	25,455.93	5.69
TOTAL MANAGEMENT E...	56,675.03	12.67	56,675.03	12.67
UTILITIES EXPENSE				
Gas & Electricity	47,157.37	10.54	47,157.37	10.54
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	4,884.55	1.09	4,884.55	1.09
Garbage & Trash Removal	8,262.01	1.85	8,262.01	1.85
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	1,013.81	0.23	1,013.81	0.23
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	61,317.74	13.70	61,317.74	13.70
REPAIRS & MAINTENANCE				
R&M Unit	0.00	0.00	0.00	0.00
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	125.00	0.03	125.00	0.03
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	423.36	0.09	423.36	0.09
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	5,316.59	1.19	5,316.59	1.19
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	900.00	0.20	900.00	0.20
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	3,439.08	0.77	3,439.08	0.77
R&M - Electrical Supplies	71.00	0.02	71.00	0.02
R&M - Landscaping Supplies	263.04	0.06	263.04	0.06
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	2,079.79	0.46	2,079.79	0.46
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	1,538.27	0.34	1,538.27	0.34
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

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	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	76.78	0.02	76.78	0.02
Miscellaneous Expense	109.26	0.02	109.26	0.02
Locks & Keys	4,410.13	0.99	4,410.13	0.99
R&M - Painting Supplies	42.69	0.01	42.69	0.01
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	18,794.99	4.20	18,794.99	4.20

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

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	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	1,435.05	0.32	1,435.05	0.32
Contract - Electrical & Lighting	1,825.00	0.41	1,825.00	0.41
Contract - HVAC Maint.	16,381.30	3.66	16,381.30	3.66
Contract R&M	23,955.26	5.35	23,955.26	5.35
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	21,675.00	4.84	21,675.00	4.84
Contract - Painting	2,820.00	0.63	2,820.00	0.63
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	4,075.74	0.91	4,075.74	0.91
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	266.00	0.06	266.00	0.06
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	72,433.35	16.19	72,433.35	16.19
TAXES				
Real Estate Taxes	74,404.88	16.63	74,404.88	16.63
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	74,404.88	16.63	74,404.88	16.63
INSURANCE EXPENSE				
Package Insurance	14,853.60	3.32	14,853.60	3.32
Earthquake Insurance	14,120.81	3.16	14,120.81	3.16
Umbrella Insurance	1,575.00	0.35	1,575.00	0.35
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	30,549.41	6.83	30,549.41	6.83
TOTAL OPERATING EXPENSES	494,953.01	110.61	494,953.01	110.61
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	-60.00	-0.01	-60.00	-0.01
Late Charges	-4,837.00	-1.08	-4,837.00	-1.08
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	-0.04	0.00	-0.04	0.00
Miscellaneous Income	-13,131.39	-2.93	-13,131.39	-2.93
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	-1,367.01	-0.31	-1,367.01	-0.31
TOTAL OTHER INCOME	-19,395.44	-4.33	-19,395.44	-4.33
NET OPERATING INCOME	-28,086.98	-6.28	-28,086.98	-6.28
DEBT SERVICE EXPENSE				
Mortgage Interest	114,040.49	25.49	114,040.49	25.49
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	114,040.49	25.49	114,040.49	25.49
NET INC.BEFORE DEP.& TAX	-142,127.47	-31.76	-142,127.47	-31.76
DEPREC. & AMORT. EXPENSES				
Building Depreciation	91,428.60	20.43	91,428.60	20.43
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	72,000.00	16.09	72,000.00	16.09
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	394,536.04	88.17	394,536.04	88.17
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

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	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	557,964.64	124.69	557,964.64	124.69
NET INC.(LOSS) BEF.TAXES	-700,092.11	-156.46	-700,092.11	-156.46
INCOME TAX EXPENSE				
Federal Income Tax Exp.	243.90	0.05	243.90	0.05
FTB Tax Expense	8,719.33	1.95	8,719.33	1.95
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	8,963.23	2.00	8,963.23	2.00
NET INCOME (LOSS)BK	-709,055.34	-158.46	-709,055.34	-158.46
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	464,528.51	100.00	464,528.51	100.00
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	0.00	0.00	0.00	0.00
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	464,528.51	100.00	464,528.51	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	293,407.27	63.16	293,407.27	63.16
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	9,058.74	1.95	9,058.74	1.95
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

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	Period to Date	%	Year to Date	%
Bad Debt Expense	400.00	0.09	400.00	0.09
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	302,866.01	65.20	302,866.01	65.20
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	2,404.55	0.52	2,404.55	0.52
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	165.30	0.04	165.30	0.04
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	251.69	0.05	251.69	0.05
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	40.00	0.01	40.00	0.01
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	1,423.00	0.31	1,423.00	0.31
Security Patrol	3,375.00	0.73	3,375.00	0.73
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	7,659.54	1.65	7,659.54	1.65
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	27,659.02	5.95	27,659.02	5.95
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	2,275.00	0.49	2,275.00	0.49
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	-427.10	-0.09	-427.10	-0.09
TOTAL MANAGEMENT E...	29,506.92	6.35	29,506.92	6.35
UTILITIES EXPENSE				
Gas & Electricity	28,645.17	6.17	28,645.17	6.17
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	2,461.61	0.53	2,461.61	0.53
Garbage & Trash Removal	5,118.95	1.10	5,118.95	1.10
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	3,027.32	0.65	3,027.32	0.65
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	39,253.05	8.45	39,253.05	8.45
REPAIRS & MAINTENANCE				
R&M Unit	4,552.89	0.98	4,552.89	0.98
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	1,345.70	0.29	1,345.70	0.29
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	707.12	0.15	707.12	0.15
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	500.00	0.11	500.00	0.11
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	1,340.00	0.29	1,340.00	0.29
R&M - Roofing	1,036.50	0.22	1,036.50	0.22
R&M - Miscellaneous	2,933.71	0.63	2,933.71	0.63
R&M - Windows	33.79	0.01	33.79	0.01
R&M - HVAC	3,748.50	0.81	3,748.50	0.81
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	1,993.62	0.43	1,993.62	0.43
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	95.00	0.02	95.00	0.02
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	666.23	0.14	666.23	0.14
R&M - Electrical Supplies	39.00	0.01	39.00	0.01
R&M - Landscaping Supplies	300.09	0.06	300.09	0.06
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	635.95	0.14	635.95	0.14
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	1,166.37	0.25	1,166.37	0.25
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.50	0.00	0.50	0.00
Locks & Keys	734.77	0.16	734.77	0.16
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	626.09	0.13	626.09	0.13
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	22,455.83	4.83	22,455.83	4.83

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	384.75	0.08	384.75	0.08
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	4,597.00	0.99	4,597.00	0.99
Contract R&M	0.00	0.00	0.00	0.00
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	13,615.00	2.93	13,615.00	2.93
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	450.00	0.10	450.00	0.10
Contract - Landscaping	1,393.75	0.30	1,393.75	0.30
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	1,125.00	0.24	1,125.00	0.24
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	881.00	0.19	881.00	0.19
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	22,446.50	4.83	22,446.50	4.83
TAXES				
Real Estate Taxes	44,680.45	9.62	44,680.45	9.62
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	44,680.45	9.62	44,680.45	9.62
INSURANCE EXPENSE				
Package Insurance	8,819.44	1.90	8,819.44	1.90
Earthquake Insurance	9,054.50	1.95	9,054.50	1.95
Umbrella Insurance	918.75	0.20	918.75	0.20
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	18,792.69	4.05	18,792.69	4.05
TOTAL OPERATING EXPENSES	487,660.99	104.98	487,660.99	104.98
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	-25.00	-0.01	-25.00	-0.01
Late Charges	0.00	0.00	0.00	0.00
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	-220.34	-0.05	-220.34	-0.05
TOTAL OTHER INCOME	-245.34	-0.05	-245.34	-0.05
NET OPERATING INCOME	-22,887.14	-4.93	-22,887.14	-4.93
DEBT SERVICE EXPENSE				
Mortgage Interest	65,667.19	14.14	65,667.19	14.14
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	65,667.19	14.14	65,667.19	14.14
NET INC.BEFORE DEP.& TAX	-88,554.33	-19.06	-88,554.33	-19.06
DEPREC. & AMORT. EXPENSES				
Building Depreciation	53,333.35	11.48	53,333.35	11.48
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	42,000.00	9.04	42,000.00	9.04
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	15,385.44	3.31	15,385.44	3.31
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	110,718.79	23.83	110,718.79	23.83
NET INC.(LOSS) BEF.TAXES	-199,273.12	-42.90	-199,273.12	-42.90
INCOME TAX EXPENSE				
Federal Income Tax Exp.	50.58	0.01	50.58	0.01
FTB Tax Expense	1,700.00	0.37	1,700.00	0.37
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	1,750.58	0.38	1,750.58	0.38
NET INCOME (LOSS)BK	-201,023.70	-43.27	-201,023.70	-43.27
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Exhibit A-3: Statement of Cash Flows for **Professional Investors 27, LLC** for period ending 9/1/2020

[Provide a statement of changes in cash position for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	447,470.59	100.00	447,470.59	100.00
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	0.00	0.00	0.00	0.00
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	447,470.59	100.00	447,470.59	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	114,679.25	25.63	114,679.25	25.63
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	20,965.78	4.69	20,965.78	4.69
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	21,699.85	4.85	21,699.85	4.85

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	157,344.88	35.16	157,344.88	35.16
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	4,273.60	0.96	4,273.60	0.96
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	7,603.00	1.70	7,603.00	1.70
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	194.13	0.04	194.13	0.04
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	2,362.00	0.53	2,362.00	0.53
Security Patrol	9,000.00	2.01	9,000.00	2.01
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	23,432.73	5.24	23,432.73	5.24
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	28,968.65	6.47	28,968.65	6.47
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	2,250.45	0.50	2,250.45	0.50
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	25,455.93	5.69	25,455.93	5.69
TOTAL MANAGEMENT E...	56,675.03	12.67	56,675.03	12.67
UTILITIES EXPENSE				
Gas & Electricity	47,157.37	10.54	47,157.37	10.54
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	4,884.55	1.09	4,884.55	1.09
Garbage & Trash Removal	8,262.01	1.85	8,262.01	1.85
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	1,013.81	0.23	1,013.81	0.23
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	61,317.74	13.70	61,317.74	13.70
REPAIRS & MAINTENANCE				
R&M Unit	0.00	0.00	0.00	0.00
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	125.00	0.03	125.00	0.03
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	423.36	0.09	423.36	0.09
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	5,316.59	1.19	5,316.59	1.19
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	900.00	0.20	900.00	0.20
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	3,439.08	0.77	3,439.08	0.77
R&M - Electrical Supplies	71.00	0.02	71.00	0.02
R&M - Landscaping Supplies	263.04	0.06	263.04	0.06
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	2,079.79	0.46	2,079.79	0.46
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	1,538.27	0.34	1,538.27	0.34
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

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	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	76.78	0.02	76.78	0.02
Miscellaneous Expense	109.26	0.02	109.26	0.02
Locks & Keys	4,410.13	0.99	4,410.13	0.99
R&M - Painting Supplies	42.69	0.01	42.69	0.01
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	18,794.99	4.20	18,794.99	4.20

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

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	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	1,435.05	0.32	1,435.05	0.32
Contract - Electrical & Lighting	1,825.00	0.41	1,825.00	0.41
Contract - HVAC Maint.	16,381.30	3.66	16,381.30	3.66
Contract R&M	23,955.26	5.35	23,955.26	5.35
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	21,675.00	4.84	21,675.00	4.84
Contract - Painting	2,820.00	0.63	2,820.00	0.63
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	4,075.74	0.91	4,075.74	0.91
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	266.00	0.06	266.00	0.06
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	72,433.35	16.19	72,433.35	16.19
TAXES				
Real Estate Taxes	74,404.88	16.63	74,404.88	16.63
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	74,404.88	16.63	74,404.88	16.63
INSURANCE EXPENSE				
Package Insurance	14,853.60	3.32	14,853.60	3.32
Earthquake Insurance	14,120.81	3.16	14,120.81	3.16
Umbrella Insurance	1,575.00	0.35	1,575.00	0.35
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	30,549.41	6.83	30,549.41	6.83
TOTAL OPERATING EXPENSES	494,953.01	110.61	494,953.01	110.61
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	-60.00	-0.01	-60.00	-0.01
Late Charges	-4,837.00	-1.08	-4,837.00	-1.08
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	-0.04	0.00	-0.04	0.00
Miscellaneous Income	-13,131.39	-2.93	-13,131.39	-2.93
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	-1,367.01	-0.31	-1,367.01	-0.31
TOTAL OTHER INCOME	-19,395.44	-4.33	-19,395.44	-4.33
NET OPERATING INCOME	-28,086.98	-6.28	-28,086.98	-6.28
DEBT SERVICE EXPENSE				
Mortgage Interest	114,040.49	25.49	114,040.49	25.49
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	114,040.49	25.49	114,040.49	25.49
NET INC.BEFORE DEP.& TAX	-142,127.47	-31.76	-142,127.47	-31.76
DEPREC. & AMORT. EXPENSES				
Building Depreciation	91,428.60	20.43	91,428.60	20.43
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	72,000.00	16.09	72,000.00	16.09
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	394,536.04	88.17	394,536.04	88.17
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	557,964.64	124.69	557,964.64	124.69
NET INC.(LOSS) BEF.TAXES	-700,092.11	-156.46	-700,092.11	-156.46
INCOME TAX EXPENSE				
Federal Income Tax Exp.	243.90	0.05	243.90	0.05
FTB Tax Expense	8,719.33	1.95	8,719.33	1.95
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	8,963.23	2.00	8,963.23	2.00
NET INCOME (LOSS)BK	-709,055.34	-158.46	-709,055.34	-158.46
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00
Adjustments				
Outside Management Income	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0.00
Period to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	34,444.34	5,022.63	-29,421.71	
1015 -Reserve Account	306,510.08	869.53	-305,640.55	
Escrow Account	0.00	306,569.53	306,569.53	
Total Cash	340,954.42	312,461.69	-28,492.73	
Year to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	34,444.34	5,022.63	-29,421.71	
1015 -Reserve Account	306,510.08	869.53	-305,640.55	
Escrow Account	0.00	306,569.53	306,569.53	
Total Cash	340,954.42	312,461.69	-28,492.73	

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	464,528.51	100.00	464,528.51	100.00
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	0.00	0.00	0.00	0.00
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	464,528.51	100.00	464,528.51	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	293,407.27	63.16	293,407.27	63.16
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	9,058.74	1.95	9,058.74	1.95
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	400.00	0.09	400.00	0.09
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	302,866.01	65.20	302,866.01	65.20
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	2,404.55	0.52	2,404.55	0.52
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	165.30	0.04	165.30	0.04
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	251.69	0.05	251.69	0.05
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	40.00	0.01	40.00	0.01
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	1,423.00	0.31	1,423.00	0.31
Security Patrol	3,375.00	0.73	3,375.00	0.73
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	7,659.54	1.65	7,659.54	1.65
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	27,659.02	5.95	27,659.02	5.95
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	2,275.00	0.49	2,275.00	0.49
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	-427.10	-0.09	-427.10	-0.09
TOTAL MANAGEMENT E...	29,506.92	6.35	29,506.92	6.35
UTILITIES EXPENSE				
Gas & Electricity	28,645.17	6.17	28,645.17	6.17
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	2,461.61	0.53	2,461.61	0.53
Garbage & Trash Removal	5,118.95	1.10	5,118.95	1.10
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	3,027.32	0.65	3,027.32	0.65
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	39,253.05	8.45	39,253.05	8.45
REPAIRS & MAINTENANCE				
R&M Unit	4,552.89	0.98	4,552.89	0.98
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	1,345.70	0.29	1,345.70	0.29
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	707.12	0.15	707.12	0.15
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	500.00	0.11	500.00	0.11
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	1,340.00	0.29	1,340.00	0.29
R&M - Roofing	1,036.50	0.22	1,036.50	0.22
R&M - Miscellaneous	2,933.71	0.63	2,933.71	0.63
R&M - Windows	33.79	0.01	33.79	0.01
R&M - HVAC	3,748.50	0.81	3,748.50	0.81
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	1,993.62	0.43	1,993.62	0.43
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	95.00	0.02	95.00	0.02
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	666.23	0.14	666.23	0.14
R&M - Electrical Supplies	39.00	0.01	39.00	0.01
R&M - Landscaping Supplies	300.09	0.06	300.09	0.06
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	635.95	0.14	635.95	0.14
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	1,166.37	0.25	1,166.37	0.25
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.50	0.00	0.50	0.00
Locks & Keys	734.77	0.16	734.77	0.16
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	626.09	0.13	626.09	0.13
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	22,455.83	4.83	22,455.83	4.83

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	384.75	0.08	384.75	0.08
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	4,597.00	0.99	4,597.00	0.99
Contract R&M	0.00	0.00	0.00	0.00
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	13,615.00	2.93	13,615.00	2.93
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	450.00	0.10	450.00	0.10
Contract - Landscaping	1,393.75	0.30	1,393.75	0.30
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	1,125.00	0.24	1,125.00	0.24
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	881.00	0.19	881.00	0.19
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	22,446.50	4.83	22,446.50	4.83
TAXES				
Real Estate Taxes	44,680.45	9.62	44,680.45	9.62
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	44,680.45	9.62	44,680.45	9.62
INSURANCE EXPENSE				
Package Insurance	8,819.44	1.90	8,819.44	1.90
Earthquake Insurance	9,054.50	1.95	9,054.50	1.95
Umbrella Insurance	918.75	0.20	918.75	0.20
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	18,792.69	4.05	18,792.69	4.05
TOTAL OPERATING EXPENSES	487,660.99	104.98	487,660.99	104.98
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	-25.00	-0.01	-25.00	-0.01
Late Charges	0.00	0.00	0.00	0.00
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	-220.34	-0.05	-220.34	-0.05
TOTAL OTHER INCOME	-245.34	-0.05	-245.34	-0.05
NET OPERATING INCOME	-22,887.14	-4.93	-22,887.14	-4.93
DEBT SERVICE EXPENSE				
Mortgage Interest	65,667.19	14.14	65,667.19	14.14
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	65,667.19	14.14	65,667.19	14.14
NET INC.BEFORE DEP.& TAX	-88,554.33	-19.06	-88,554.33	-19.06
DEPREC. & AMORT. EXPENSES				
Building Depreciation	53,333.35	11.48	53,333.35	11.48
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	42,000.00	9.04	42,000.00	9.04
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	15,385.44	3.31	15,385.44	3.31
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	110,718.79	23.83	110,718.79	23.83
NET INC.(LOSS) BEF.TAXES	-199,273.12	-42.90	-199,273.12	-42.90
INCOME TAX EXPENSE				
Federal Income Tax Exp.	50.58	0.01	50.58	0.01
FTB Tax Expense	1,700.00	0.37	1,700.00	0.37
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	1,750.58	0.38	1,750.58	0.38
NET INCOME (LOSS)BK	-201,023.70	-43.27	-201,023.70	-43.27
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00
Adjustments				
Outside Management Income	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0.00

Period to Date	Beginning Balance	Ending Balance	Difference
1010 - Checking	5,022.63	7,296.66	2,274.03
1015 -Reserve Account	869.53	0.00	-869.53
Escrow Account	306,569.53	306,739.29	169.76
Total Cash	312,461.69	314,035.95	1,574.26

Year to Date	Beginning Balance	Ending Balance	Difference
1010 - Checking	5,022.63	7,296.66	2,274.03
1015 -Reserve Account	869.53	0.00	-869.53
Escrow Account	306,569.53	306,739.29	169.76
Total Cash	312,461.69	314,035.95	1,574.26

Exhibit A-4: Statement of Changes in Shareholders'/Partners' Equity (*Deficit*) for Professional Investors 27, LLC for period ending 9/1/2020

[Provide a statement of changes in shareholders'/partners equity (*deficit*) for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The Debtor's professionals are in the process of conducting a forensic review of the Debtor's and controlled entities' records necessary to determine changes in the shareholders'/partners' equity ownership for the controlled entities. The Debtor will submit an updated report to the Court once this information is available.

Exhibit B: Description of Operations for Professional Investors 27, LLC

[Describe the nature and extent of the Debtor's interest in the Controlled Non-Debtor Entity.

Describe the business conducted and intended to be conducted by the Controlled Non-Debtor Entity, focusing on the entity's dominant business segments.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

The Controlled Non-Debtor Entity owns a residential property which is operated by PFI. The units are leased as residences to tenants.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit C: Description of Intercompany Claims

[List and describe the Controlled Non-Debtor Entity's claims against any other Controlled Non-Debtor Entity, together with the basis for such claims and whether each claim is contingent, unliquidated or disputed.]

Describe the source of this information.]

The source of this information is derived for the companies' Accounting System.

The companies' books show no intercompany claim.



Exhibit D: Allocation of Tax Liabilities and Assets

[Describe how income, losses, tax payments, tax refunds, or other tax attributes relating to federal, state, or local taxes have been allocated between or among the Controlled Non-Debtor Entity and one or more other Controlled Non-Debtor Entities.

Include a copy of each tax sharing or tax allocation agreement to which the entity is a party with any other Controlled Non-Debtor Entity.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System and conversations with the remaining employees of the company.

Tax liabilities are not allocated among or between any other Controlled Non-Debtor Entity.



Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit E: Description of Controlled Non-Debtor Entity's payments of Administrative Expenses, or Professional Fees otherwise payable by a Debtor

[Describe any payment made, or obligations incurred (or claims purchased), by the Controlled Non-Debtor Entity in connection with any claims, administrative expenses, or professional fees that have been or could be asserted against any Debtor.


Describe the source of this information.]

Based on a review of the Non-Debtor Entity's Accounting System records and conversations with current employees, the Debtor is not aware of any payments made or obligations incurred by the Controlled Non-Debtor Entity that would otherwise be payable by Debtor.



Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

 Exhibit A: Financial Statements for Professional Investors 28, LLC

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit A-1: Balance Sheet for Professional Investors 28, LLC as of 9/1/2020

[Provide a balance sheet dated as of the end of the most recent 3-month period of the current fiscal year and as of the end of the preceding fiscal year.]

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
ASSETS	
CURRENT ASSETS	
CASH	
1010 - Checking	649.04
461 Bank Acct	0.00
501 Bank Acct	0.00
1015 -Reserve Account	99,990.00
1020 OLD Clearing	0.00
PFI First Community	0.00
Clearing	0.00
PISF Inc. Transfer	0.00
PFI Cash - Transfer	0.00
Money Market	0.00
Escrow Account	0.00
Fremont Checking Account	0.00
Interest Cash	0.00
Petty Cash	0.00
Cash Hammondale	0.00
Cash 461	0.00
Cash 501	0.00
TOTAL CASH	100,639.04
RECEIVABLES	
Property Receivables	0.00
Loan Receivables	0.00
Other Receivables	0.00
Officer - Due to/from	0.00
ACCOUNTS RECEIVABLES	
A/R Rent Due	388.00
A/R Other - Melissa B	0.00
A/R Other - People home equity	0.00
A/R Collections	0.00
A/R Security Deposits	0.00
TOTAL ACCOUNTS RECEIVABLES	388.00
RESERVES & PREPAIDS	
Reserve - Insurance	8,809.80
Reserve - Improvements	0.00
Prepaid Maint. Contract	0.00
Prepaid - Leasing Comm.	0.00
Prepaid - Leasing Comm.	0.00
Prepaid Mortgage Interest	0.00
Prepaid Taxes	0.00
TOTAL RESERVES & PREPAIDS	8,809.80
TOTAL CURRENT ASSETS	109,836.84

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
FIXED ASSETS	
Land - Hammondale	0.00
Land	900,000.00
Land - 501	0.00
Land - PI 20 LLC	0.00
Land - 200 Gate 5	0.00
Land - Duffy	0.00
Land - 49 Ignacio	0.00
Land - 350 Ignacio Suite 200	0.00
Land - PI 21 LLC	0.00
Land 30 Clay Court	0.00
Land - 690 DeLong	0.00
Building	3,500,000.00
Fixtures & Appliances	0.00
Improvements	0.00
Additional basis	0.00
Accum Depreciation	-546,225.88
Building - 501	0.00
Accum Depreciation Building - 501	0.00
Building - PI 20	0.00
A/D Building PI 20	0.00
Building - 200 Gate 5	0.00
Open	0.00
Accum Depreciation Gate 5	0.00
Buidling Duffy Place	0.00
Accum Depreciation Duffy Place	0.00
Building 49 Ignacio	0.00
Accum Depreciation 49 Ignacio	0.00
Building - Hammondale	0.00
Accum Depr Hammondale	0.00
350 Ignacio #200	0.00
A/D 350 Ignacio #200	0.00
350 Ignacio #101	0.00
A/D 350 Ignacio #101	0.00
Building - 30 Clay Ct.	0.00
A/D 30 Clay Ct.	0.00
Building 690 DeLong	0.00
A/D Building 690 DeLong	0.00
350 Ignacio #103	0.00
A/D 350 Ingacio #103	0.00
350 Ignacio #201	0.00
350 Ignacio # 203	0.00
A/D 350 Ignacio #203	0.00
350 Ignacio #100	0.00
A/D Ignacio #100	0.00
350 Ignacio #300	0.00
A/D 350 Ignacio #300	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Furniture and Fixtures	0.00
A/D Furn. & Fixt.	0.00
Furniture & Fixt Hamm	0.00
Furniture & Fixt Gate	0.00
A/D Furn./Fixt. Hamm	0.00
A/D Furn./Fixt. Gate	0.00
Computers	0.00
A/D Computers	0.00
A/V Equipment	0.00
Vehicles	0.00
A/D Vehicles	0.00
Tenant Imp. 350 Ignacio	0.00
A/D Tenant Imp.	0.00
Acum. Gain (Loss) Gate	0.00
Accum. Gain (Loss) Hamm	0.00
Accum. Gain (Loss) 501	0.00
Accum Gain Loss - 461	0.00
Accum Depreciation Fixed Assets	0.00
NET FIXED ASSETS	3,853,774.12
 ACQUISITION ASSETS	
Closing Costs	17,062.50
A/A Closing Costs	0.00
Syndication Costs	0.00
Loan Fees	24,575.00
Accum Amort Loan Fees	-18,563.00
Personal Property	100,000.00
Accum Depreciation Personal Property	-90,000.16
Organization Costs	0.00
Accum Amort Organization Costs	0.00
NET ACQUISITION ASSETS	33,074.34
 CAPITALIZED IMPROVEMENTS	
Improvements Prior 2000	0.00
2001 Bathroom Improvements	0.00
2001 Kitchen Improvements	0.00
2001 Floor Improvements	0.00
2001 Window Improvements	0.00
2001 Building Improvements	0.00
2001 Roof Improvements	0.00
2001 Other Improvements	0.00
2002 Bathroom Improvements	0.00
2002 Kitchen Improvements	0.00
2002 Floor Improvements	0.00
2002 Window Improvements	0.00
2002 Building Improvements	0.00
2002 Roof Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2002 Other Improvements	0.00
2002 Improvement Salaries	0.00
2003 Bathroom Improvements	0.00
2003 Kitchen Improvements	0.00
2003 Floor Improvements	0.00
2003 Window Improvements	0.00
461-2003 Windows Improvements	0.00
501-2003 Window Improvement	0.00
2003 Building Improvements	0.00
461-2003 Building Improvements	0.00
501-2003 Building Improvements	0.00
2003 Roof Improvements	0.00
2003 Other Improvements	0.00
461-2003 Other Improvements	0.00
501-2003 Other Improvements	0.00
2004 Bathroom Improvements	0.00
2004 Kitchen Improvements	0.00
2004 Floor Improvements	0.00
461-2004 Floor Improvements	0.00
501-2004 Floor Improvements	0.00
2004 Window Improvements	0.00
461-2004 Window Improvements	0.00
501-2004 Window Improvements	0.00
2004 Building Improvements	0.00
2004 Roof Improvements	0.00
2004 Other Improvements	0.00
461-2004 Other Improvements	0.00
501-2004 Other Improvements	0.00
2005 Bathroom Improvements	0.00
2005 Kitchen Improvements	0.00
461-2005 Kitchen Improvements	0.00
501-2005 Kitchen Improvements	0.00
2005 Floor Improvements	0.00
461-2005 Floor Improvements	0.00
501-2005 Floor Improvements	0.00
2005 Window Improvements	0.00
2005 Building Improvements	0.00
2005 Roof Improvements	0.00
2005 Other Improvements	0.00
461-2005 Other Improvements	0.00
501-2005 Other Improvements	0.00
2005 Improvement Salaries	0.00
2006 Bathroom Improvements	0.00
2006 Kitchen Improvements	0.00
461-2006 Kitchen Improvements	0.00
501-2006 Kitchen Improvements	0.00
2006 Floor Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
461-2006 Floor Improvements	0.00
501-2006 Floor Improvements	0.00
2006 Window Improvements	0.00
2006 Building Improvements	0.00
461-2006 Building Improvements	0.00
501-2006 Building Improvements	0.00
2006 Roof Improvements	0.00
2006 Other Improvements	0.00
2007 Bathroom Improvements	0.00
461-2007 Bathroom Improvements	0.00
501-2007 Bathroom Improvements	0.00
2007 Kitchen Improvements	0.00
2007 Floor Improvements	0.00
461-2007 Floor Improvements	0.00
501-2007 Floor Improvements	0.00
2007 Window Improvements	0.00
2007 Building Improvements	0.00
461-2007 Building Improvements	0.00
501-2007 Building Improvements	0.00
2007 Roof Improvements	0.00
2007 Other Improvements	0.00
461-2007 Other Improvements	0.00
501-2007 Other Improvements	0.00
2008 Bathroom Improvements	0.00
461-2008 Bathrooms Improvements	0.00
501-2008 Bathroom Improvements	0.00
2008 Kitchen Improvements	0.00
461-2008 Kitchen Improvements	0.00
501-2008 Kitchen Improvements	0.00
2008 Floor Improvements	0.00
461-2008 Floor Improvements	0.00
501-2008 Floor Improvements	0.00
2008 Window Improvements	0.00
2008 Building Improvements	0.00
2008 Roof Improvements	0.00
2008 Other Improvements	0.00
461-2008 Other Improvements	0.00
501-2008 Other Improvements	0.00
2009 Bathroom Improvements	0.00
2009 Kitchen Improvements	0.00
2009 Floor Improvements	0.00
2009 Window Improvements	0.00
2009 Building Improvements	0.00
2009 Roof Improvements	0.00
2009 Other Improvements	0.00
461-2009 Other Improvements	0.00
501-2009 Other Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2010 Other Improvements	0.00
2011 Other Improvements	0.00
2012 Other Improvements	0.00
2013 Other Improvements	0.00
2013-Roof Improvement	0.00
2014 Other Improvements	0.00
2014 T/O Misc. Expense	0.00
2014 T/O Materials	0.00
2014 T/O Outside Vendor	0.00
2014 - Roof	0.00
2015 Other Improvements	0.00
T/O Misc. Exp.	0.00
2015 T/O Materiales	0.00
T/O Outside Vendor	0.00
2016 Other Improvements	11,645.33
2016 T/O Misc. Exp.	2,702.59
2016 T/O Materials	6,162.92
2016 T/O outside vendors	23,766.80
2016 Hills Assessments	6,599.50
2017 Other Improvements	99,840.62
2017 T/O Misc. Exp.	346.12
2017 T/O Materials	7,055.11
2017 T/O Outside Vendor	18,153.81
2017 Hills Assessments	7,464.04
2018 Other Improvements	42,628.56
2018 T/O Misc. Exp.	6,198.63
2018 T/O Materials	7,005.01
2018 T/O Outside Vendor	18,283.00
2018 Hills Assessments	29,558.92
2019 Other Improvements	34,604.52
2019 T/O Misc. Exp.	3,670.92
2019 T/O Materials	16,005.10
2019 T/O Outside Vendor	71,840.00
2019 Hills Assessments	20,285.13
2020 Other Improvements	0.00
2020 T/O Misc. Exp.	0.00
2020 T/O Materials	0.00
2020 T/O Outside Vendor	0.00
2020 Hills Assessments	0.00
TOTAL CAPITAL IMPROVEMENTS	433,816.63
Accum Deprec - Capital Improvements	170,613.10
NET CAPITALIZED IMPROVEMENTS	263,203.53
OTHER ASSETS	
Security Deposits	0.00
Investment - LLC 21	0.00
Investment - LLC 24	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Investment - LLC 27	0.00
Investment - LLC 28	0.00
Investment - LLC 29	0.00
Investment - LLC 25	0.00
Investment - LLC 26	0.00
Investment - LLC 31	0.00
Investment - LLC 34	0.00
Investment - LLC 35	0.00
Investment - LLC 36	0.00
Investment LLC 37	0.00
Investment LLC 38	0.00
Investment - LLC 39	0.00
Investment - LLC 40	0.00
Investment - LLC 41	0.00
Investment - LLC 42	0.00
Investment - LLC 43	0.00
	0.00
investment - LLC 45	0.00
<i>Investment in 48</i>	<i>0.00</i>
BofA Teller Rental	0.00
Investment - 16914	0.00
Investment - Rafael Gardens	0.00
Investment - 1129 3rd Street	0.00
LP Units	0.00
Investment - US Performing Arts	0.00
Investment - Marin CoWork	0.00
Limited Liability Companies	0.00
LONG TERM RECEIVABLES	
PISF I	0.00
Duffy Due to/from	0.00
PISF III	0.00
PISF IV	0.00
PISF VI	0.00
PISF VII	0.00
PISF IX	0.00
PISF XI	0.00
PISF XII	0.00
PISF XIII	0.00
PISF XIV	0.00
PISF XV	0.00
PISF XVI	0.00
PISF XVII	0.00
PISF XVIII	0.00
461 Due To/From	0.00
501 Due/To From	0.00
Hammondale Due To/From	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
21 Due/to From	0.00
In process Lease litigation	0.00
LLC 20	0.00
LLC 21	0.00
LLC 22	0.00
LLC 23	0.00
LLC 24	0.00
LLC 25	0.00
LLC 26	0.00
LLC 27	0.00
LLC 28	0.00
LLC 29	0.00
LLC 30	0.00
LLC 30	0.00
LLC 31	0.00
LLC 32	0.00
LLC 33	0.00
LLC 34	0.00
LLC 35	0.00
LLC 36	0.00
LLC 37	0.00
LLC 38	0.00
LLC 39	0.00
LLC 40	0.00
LLC 41	0.00
LLC 42	0.00
LLC 43	0.00
LLC 44	0.00
LLC 45	0.00
LLC 46	0.00
LLC 47	0.00
LLC 48	0.00
Due to/from LLC 49	0.00
PI LLC 50	0.00
PI 51 LLC	0.00
Due to/from Gate 5	0.00
PV 1 Due to/from	0.00
885 Due to/from	0.00
107 Due to/from	0.00
481 Due to/from	0.00
515 Due to/from	0.00
300 Due to/From PISF	0.00
Paul Drive Due to/from	0.00
353 BMK due to/from	0.00
49 Ignacio due to/from	0.00
Due To/From GP	-878,034.00
Due To/From 16914	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Due To/From PISF, Inc.	0.00
Due To/From PIM	0.00
Note Receivable	0.00
7200 Redwood Due to/From	0.00
355 Due to / from	0.00
Due to/from 350 Ignacio Assoc.	0.00
1222 Due to/from	0.00
419 Prospect due to/from	0.00
TOTAL LONG TERM RECEIVABLES	-878,034.00
TOTAL ASSETS	3,381,854.83
LIABILITIES & EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	5,094.35
Deferred Revenue	0.00
Unearned Rent	4,080.70
FTB Taxes Payable	0.00
PPP Loan	0.00
Property Tax Payable	0.00
Insurance Payable	0.00
Accrued Expenses	0.00
TOTAL CURRENT LIABILITIES	9,175.05
LONG TERM LIABILITIES	
Notes Payable	0.00
Notes Payable LLC 48	0.00
Deed of Trust Payable	0.00
Accrued Interest	0.00
Security Deposits Liability	31,623.71
Security Deposit Clearing	0.00
Pet Deposit Payable	0.00
Unearned Income	0.00
Mortgage Payable	2,562,347.44
1st Mortgage 461	0.00
2nd Mortgage 461	0.00
1st Mortgage 501	0.00
1st Deed 350, Suite 201	0.00
2nd Deed 350, Suite 201	0.00
1st Deed 350, Suite 200	0.00
First Mortgage 350 Suite 203	0.00
1st Deed 350 Suites 101, 103	0.00
Other Liabilities	0.00
Accum K-1 Losses	0.00
1st Mortgage Gate 5	0.00
2nd Deed Gate 5	0.00
1st Mortgage Duffy Place	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2nd Deed Duffy Place	0.00
1st Mortgage 49 Ignacio	0.00
2nd Deed 49 Ignacio	0.00
TOTAL LONG TERM LIABILITIES	2,593,971.15
TOTAL LIABILITIES	2,603,146.20
EQUITY	
Common Stock	0.00
Capital Contributions	1,685,614.71
Capital Receivable	0.00
Less: Repurchased Units	0.00
TIC Ownership	0.00
L.P. Distributions	0.00
G.P. Distributions	0.00
Premium on Repurch Units	0.00
Previous Period Adjmts	0.00
Member Distribution	-503,760.00
Dist. 38 to 20	0.00
Dist. 38 to 21	0.00
Dist. 37 to 22	0.00
Inter Co. PFI - PV1	0.00
Inter Co PFI - Gate 5	0.00
Inter Co PFI - Duffy	0.00
Inter Co PFI - Hamm	0.00
Inter Co PFI - 107	0.00
Inter Co PFI - 461	0.00
Inter Co PFI - 501	0.00
Inter Co PFI - 49	0.00
Inter Co PFI - 885	0.00
Inter Co. PFI - 515	0.00
Inter-Co PFI - 355	0.00
InterCo PFI - 7200	0.00
InterCo PFI-117	0.00
InterCo PFI - 7 Merry	0.00
InterCo PFI - 16914	0.00
InterCo PFI - Paul	0.00
InterCo PFI - 353	0.00
InterCo PFI - 1506	0.00
InterCo PFI - 1222	0.00
InterCo PFI - 419	0.00
Inter Co PFI - 19 Merrydale	0.00
Inter Co PFI - 1129	0.00
Inter Co PFI - 1315	0.00
Inter-Co. PFI - 1732	0.00
Inter-Co PFI-390	0.00
Inter Co PFI-santaland	0.00
Retained Earnings	-333,798.23

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Retained Earnings - Owned Properties	0.00
K1-Losses	0.00
Net Income (Loss) Current	-69,347.85
Appliance Depreciation	0.00
TOTAL EQUITY	778,708.63
TOTAL LIABILITIES & EQUITY	3,381,854.83
Total of All	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
ASSETS	
CURRENT ASSETS	
CASH	
1010 - Checking	36,818.83
461 Bank Acct	0.00
501 Bank Acct	0.00
1015 -Reserve Account	99,990.00
1020 OLD Clearing	0.00
PFI First Community	0.00
Clearing	0.00
PISF Inc. Transfer	0.00
PFI Cash - Transfer	0.00
Money Market	0.00
Escrow Account	0.00
Fremont Checking Account	0.00
Interest Cash	0.00
Petty Cash	0.00
Cash Hammondale	0.00
Cash 461	0.00
Cash 501	0.00
TOTAL CASH	136,808.83
RECEIVABLES	
Property Receivables	0.00
Loan Receivables	0.00
Other Receivables	0.00
Officer - Due to/from	0.00
ACCOUNTS RECEIVABLES	
A/R Rent Due	3,287.50
A/R Other - Melissa B	0.00
A/R Other - People home equity	0.00
A/R Collections	0.00
A/R Security Deposits	0.00
TOTAL ACCOUNTS RECEIVABLES	3,287.50
RESERVES & PREPAIDS	
Reserve - Insurance	15,662.98
Reserve - Improvements	0.00
Prepaid Maint. Contract	0.00
Prepaid - Leasing Comm.	0.00
Prepaid - Leasing Comm.	0.00
Prepaid Mortgage Interest	126,000.00
Prepaid Taxes	0.00
TOTAL RESERVES & PREPAIDS	141,662.98
TOTAL CURRENT ASSETS	281,759.31

Balance Sheet

Period = Jul 2020

Book = Accrual

Current Balance**FIXED ASSETS**

Land - Hammondale	0.00
Land	900,000.00
Land - 501	0.00
Land - PI 20 LLC	0.00
Land - 200 Gate 5	0.00
Land - Duffy	0.00
Land - 49 Ignacio	0.00
Land - 350 Ignacio Suite 200	0.00
Land - PI 21 LLC	0.00
Land 30 Clay Court	0.00
Land - 690 DeLong	0.00
Building	3,500,000.00
Fixtures & Appliances	0.00
Improvements	0.00
Additional basis	0.00
Accum Depreciation	-620,468.30
Building - 501	0.00
Accum Depreciation Building - 501	0.00
Building - PI 20	0.00
A/D Building PI 20	0.00
Building - 200 Gate 5	0.00
Open	0.00
Accum Depreciation Gate 5	0.00
Buidling Duffy Place	0.00
Accum Depreciation Duffy Place	0.00
Building 49 Ignacio	0.00
Accum Depreciation 49 Ignacio	0.00
Building - Hammondale	0.00
Accum Depr Hammondale	0.00
350 Ignacio #200	0.00
A/D 350 Ignacio #200	0.00
350 Ignacio #101	0.00
A/D 350 Ignacio #101	0.00
Building - 30 Clay Ct.	0.00
A/D 30 Clay Ct.	0.00
Building 690 DeLong	0.00
A/D Building 690 DeLong	0.00
350 Ignacio #103	0.00
A/D 350 Ingacio #103	0.00
350 Ignacio #201	0.00
350 Ignacio # 203	0.00
A/D 350 Ignacio #203	0.00
350 Ignacio #100	0.00
A/D Ignacio #100	0.00
350 Ignacio #300	0.00
A/D 350 Ignacio #300	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Furniture and Fixtures	0.00
A/D Furn. & Fixt.	0.00
Furniture & Fixt Hamm	0.00
Furniture & Fixt Gate	0.00
A/D Furn./Fixt. Hamm	0.00
A/D Furn./Fixt. Gate	0.00
Computers	0.00
A/D Computers	0.00
A/V Equipment	0.00
Vehicles	0.00
A/D Vehicles	0.00
Tenant Imp. 350 Ignacio	0.00
A/D Tenant Imp.	0.00
Acum. Gain (Loss) Gate	0.00
Accum. Gain (Loss) Hamm	0.00
Accum. Gain (Loss) 501	0.00
Accum Gain Loss - 461	0.00
Accum Depreciation Fixed Assets	0.00
NET FIXED ASSETS	3,779,531.70
ACQUISITION ASSETS	
Closing Costs	23,426.50
A/A Closing Costs	0.00
Syndication Costs	0.00
Loan Fees	85,966.40
Accum Amort Loan Fees	-20,969.25
Personal Property	100,000.00
Accum Depreciation Personal Property	-101,666.85
Organization Costs	0.00
Accum Amort Organization Costs	0.00
NET ACQUISITION ASSETS	86,756.80
CAPITALIZED IMPROVEMENTS	
Improvements Prior 2000	0.00
2001 Bathroom Improvements	0.00
2001 Kitchen Improvements	0.00
2001 Floor Improvements	0.00
2001 Window Improvements	0.00
2001 Building Improvements	0.00
2001 Roof Improvements	0.00
2001 Other Improvements	0.00
2002 Bathroom Improvements	0.00
2002 Kitchen Improvements	0.00
2002 Floor Improvements	0.00
2002 Window Improvements	0.00
2002 Building Improvements	0.00
2002 Roof Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2002 Other Improvements	0.00
2002 Improvement Salaries	0.00
2003 Bathroom Improvements	0.00
2003 Kitchen Improvements	0.00
2003 Floor Improvements	0.00
2003 Window Improvements	0.00
461-2003 Windows Improvements	0.00
501-2003 Window Improvement	0.00
2003 Building Improvements	0.00
461-2003 Building Improvements	0.00
501-2003 Building Improvements	0.00
2003 Roof Improvements	0.00
2003 Other Improvements	0.00
461-2003 Other Improvements	0.00
501-2003 Other Improvements	0.00
2004 Bathroom Improvements	0.00
2004 Kitchen Improvements	0.00
2004 Floor Improvements	0.00
461-2004 Floor Improvements	0.00
501-2004 Floor Improvements	0.00
2004 Window Improvements	0.00
461-2004 Window Improvements	0.00
501-2004 Window Improvements	0.00
2004 Building Improvements	0.00
2004 Roof Improvements	0.00
2004 Other Improvements	0.00
461-2004 Other Improvements	0.00
501-2004 Other Improvements	0.00
2005 Bathroom Improvements	0.00
2005 Kitchen Improvements	0.00
461-2005 Kitchen Improvements	0.00
501-2005 Kitchen Improvements	0.00
2005 Floor Improvements	0.00
461-2005 Floor Improvements	0.00
501-2005 Floor Improvements	0.00
2005 Window Improvements	0.00
2005 Building Improvements	0.00
2005 Roof Improvements	0.00
2005 Other Improvements	0.00
461-2005 Other Improvements	0.00
501-2005 Other Improvements	0.00
2005 Improvement Salaries	0.00
2006 Bathroom Improvements	0.00
2006 Kitchen Improvements	0.00
461-2006 Kitchen Improvements	0.00
501-2006 Kitchen Improvements	0.00
2006 Floor Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
461-2006 Floor Improvements	0.00
501-2006 Floor Improvements	0.00
2006 Window Improvements	0.00
2006 Building Improvements	0.00
461-2006 Building Improvements	0.00
501-2006 Building Improvements	0.00
2006 Roof Improvements	0.00
2006 Other Improvements	0.00
2007 Bathroom Improvements	0.00
461-2007 Bathroom Improvements	0.00
501-2007 Bathroom Improvements	0.00
2007 Kitchen Improvements	0.00
2007 Floor Improvements	0.00
461-2007 Floor Improvements	0.00
501-2007 Floor Improvements	0.00
2007 Window Improvements	0.00
2007 Building Improvements	0.00
461-2007 Building Improvements	0.00
501-2007 Building Improvements	0.00
2007 Roof Improvements	0.00
2007 Other Improvements	0.00
461-2007 Other Improvements	0.00
501-2007 Other Improvements	0.00
2008 Bathroom Improvements	0.00
461-2008 Bathrooms Improvements	0.00
501-2008 Bathroom Improvements	0.00
2008 Kitchen Improvements	0.00
461-2008 Kitchen Improvements	0.00
501-2008 Kitchen Improvements	0.00
2008 Floor Improvements	0.00
461-2008 Floor Improvements	0.00
501-2008 Floor Improvements	0.00
2008 Window Improvements	0.00
2008 Building Improvements	0.00
2008 Roof Improvements	0.00
2008 Other Improvements	0.00
461-2008 Other Improvements	0.00
501-2008 Other Improvements	0.00
2009 Bathroom Improvements	0.00
2009 Kitchen Improvements	0.00
2009 Floor Improvements	0.00
2009 Window Improvements	0.00
2009 Building Improvements	0.00
2009 Roof Improvements	0.00
2009 Other Improvements	0.00
461-2009 Other Improvements	0.00
501-2009 Other Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2010 Other Improvements	0.00
2011 Other Improvements	0.00
2012 Other Improvements	0.00
2013 Other Improvements	0.00
2013-Roof Improvement	0.00
2014 Other Improvements	0.00
2014 T/O Misc. Expense	0.00
2014 T/O Materials	0.00
2014 T/O Outside Vendor	0.00
2014 - Roof	0.00
2015 Other Improvements	0.00
T/O Misc. Exp.	0.00
2015 T/O Materiales	0.00
T/O Outside Vendor	0.00
2016 Other Improvements	11,645.33
2016 T/O Misc. Exp.	2,702.59
2016 T/O Materials	6,162.92
2016 T/O outside vendors	23,766.80
2016 Hills Assessments	6,599.50
2017 Other Improvements	99,840.62
2017 T/O Misc. Exp.	346.12
2017 T/O Materials	7,055.11
2017 T/O Outside Vendor	18,153.81
2017 Hills Assessments	7,464.04
2018 Other Improvements	42,628.56
2018 T/O Misc. Exp.	6,198.63
2018 T/O Materials	7,005.01
2018 T/O Outside Vendor	18,283.00
2018 Hills Assessments	29,558.92
2019 Other Improvements	34,604.52
2019 T/O Misc. Exp.	3,670.92
2019 T/O Materials	16,164.59
2019 T/O Outside Vendor	71,840.00
2019 Hills Assessments	20,285.13
2020 Other Improvements	4,202.76
2020 T/O Misc. Exp.	0.00
2020 T/O Materials	332.47
2020 T/O Outside Vendor	3,430.00
2020 Hills Assessments	7,761.72
TOTAL CAPITAL IMPROVEMENTS	449,703.07
Accum Deprec - Capital Improvements	188,183.38
NET CAPITALIZED IMPROVEMENTS	261,519.69
OTHER ASSETS	
Security Deposits	0.00
Investment - LLC 21	0.00
Investment - LLC 24	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Investment - LLC 27	0.00
Investment - LLC 28	0.00
Investment - LLC 29	0.00
Investment - LLC 25	0.00
Investment - LLC 26	0.00
Investment - LLC 31	0.00
Investment - LLC 34	0.00
Investment - LLC 35	0.00
Investment - LLC 36	0.00
Investment LLC 37	0.00
Investment LLC 38	0.00
Investment - LLC 39	0.00
Investment - LLC 40	0.00
Investment - LLC 41	0.00
Investment - LLC 42	0.00
Investment - LLC 43	0.00
	0.00
investment - LLC 45	0.00
<i>Investment in 48</i>	<i>0.00</i>
BofA Teller Rental	0.00
Investment - 16914	0.00
Investment - Rafael Gardens	0.00
Investment - 1129 3rd Street	0.00
LP Units	0.00
Investment - US Performing Arts	0.00
Investment - Marin CoWork	0.00
Limited Liability Companies	0.00
LONG TERM RECEIVABLES	
PISF I	0.00
Duffy Due to/from	0.00
PISF III	0.00
PISF IV	0.00
PISF VI	0.00
PISF VII	0.00
PISF IX	0.00
PISF XI	0.00
PISF XII	0.00
PISF XIII	0.00
PISF XIV	0.00
PISF XV	0.00
PISF XVI	0.00
PISF XVII	0.00
PISF XVIII	0.00
461 Due To/From	0.00
501 Due/To From	0.00
Hammondale Due To/From	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
21 Due/to From	0.00
In process Lease litigation	0.00
LLC 20	0.00
LLC 21	0.00
LLC 22	0.00
LLC 23	0.00
LLC 24	0.00
LLC 25	0.00
LLC 26	0.00
LLC 27	0.00
LLC 28	0.00
LLC 29	0.00
LLC 30	0.00
LLC 30	0.00
LLC 31	0.00
LLC 32	0.00
LLC 33	0.00
LLC 34	0.00
LLC 35	0.00
LLC 36	0.00
LLC 37	0.00
LLC 38	0.00
LLC 39	0.00
LLC 40	0.00
LLC 41	0.00
LLC 42	0.00
LLC 43	0.00
LLC 44	0.00
LLC 45	0.00
LLC 46	0.00
LLC 47	0.00
LLC 48	0.00
Due to/from LLC 49	0.00
PI LLC 50	0.00
PI 51 LLC	0.00
Due to/from Gate 5	0.00
PV 1 Due to/from	0.00
885 Due to/from	0.00
107 Due to/from	0.00
481 Due to/from	0.00
515 Due to/from	0.00
300 Due to/From PISF	0.00
Paul Drive Due to/from	0.00
353 BMK due to/from	0.00
49 Ignacio due to/from	0.00
Due To/From GP	0.00
Due To/From 16914	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Due To/From PISF, Inc.	0.00
Due To/From PIM	0.00
Note Receivable	0.00
7200 Redwood Due to/From	0.00
355 Due to / from	0.00
Due to/from 350 Ignacio Assoc.	0.00
1222 Due to/from	0.00
419 Prospect due to/from	0.00
TOTAL ASSETS	4,409,567.50
LIABILITIES & EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	1,737.63
Deferred Revenue	0.00
Unearned Rent	3,212.92
FTB Taxes Payable	0.00
PPP Loan	0.00
Property Tax Payable	5,572.16
Insurance Payable	0.00
Accrued Expenses	0.00
TOTAL CURRENT LIABILITIES	10,522.71
LONG TERM LIABILITIES	
Notes Payable	0.00
Notes Payable LLC 48	0.00
Deed of Trust Payable	0.00
Accrued Interest	0.00
Security Deposits Liability	34,098.71
Security Deposit Clearing	0.00
Pet Deposit Payable	0.00
Unearned Income	0.00
Mortgage Payable	3,600,000.00
1st Mortgage 461	0.00
2nd Mortgage 461	0.00
1st Mortgage 501	0.00
1st Deed 350, Suite 201	0.00
2nd Deed 350, Suite 201	0.00
1st Deed 350, Suite 200	0.00
First Mortgage 350 Suite 203	0.00
1st Deed 350 Suites 101, 103	0.00
Other Liabilities	0.00
Accum K-1 Losses	0.00
1st Mortgage Gate 5	0.00
2nd Deed Gate 5	0.00
1st Mortgage Duffy Place	0.00
2nd Deed Duffy Place	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
1st Mortgage 49 Ignacio	0.00
2nd Deed 49 Ignacio	0.00
TOTAL LONG TERM LIABILITIES	3,634,098.71
TOTAL LIABILITIES	3,644,621.42
 EQUITY	
Common Stock	0.00
Capital Contributions	1,735,614.71
Capital Receivable	0.00
Less: Repurchased Units	0.00
TIC Ownership	0.00
L.P. Distributions	0.00
G.P. Distributions	0.00
Premium on Repurch Units	0.00
Previous Period Adjmts	0.00
Member Distribution	-556,235.00
Dist. 38 to 20	0.00
Dist. 38 to 21	0.00
Dist. 37 to 22	0.00
Inter Co. PFI - PV1	0.00
Inter Co PFI - Gate 5	0.00
Inter Co PFI - Duffy	0.00
Inter Co PFI - Hamm	0.00
Inter Co PFI - 107	0.00
Inter Co PFI - 461	0.00
Inter Co PFI - 501	0.00
Inter Co PFI - 49	0.00
Inter Co PFI - 885	0.00
Inter Co. PFI - 515	0.00
Inter-Co PFI - 355	0.00
InterCo PFI - 7200	0.00
InterCo PFI-117	0.00
InterCo PFI - 7 Merry	0.00
InterCo PFI - 16914	0.00
InterCo PFI - Paul	0.00
InterCo PFI - 353	0.00
InterCo PFI - 1506	0.00
InterCo PFI - 1222	0.00
InterCo PFI - 419	0.00
Inter Co PFI - 19 Merrydale	0.00
Inter Co PFI - 1129	0.00
Inter Co PFI - 1315	0.00
Inter-Co. PFI - 1732	0.00
Inter-Co PFI-390	0.00
Inter Co PFI-santaland	0.00
Retained Earnings	-403,146.08
Retained Earnings - Owned Properties	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
K1-Losses	0.00
Net Income (Loss) Current	-11,287.55
Appliance Depreciation	0.00
TOTAL EQUITY	764,946.08
TOTAL LIABILITIES & EQUITY	4,409,567.50
Total of All	0.00

Exhibit A-2: Statement of Income (*Loss*) for Professional Investors 28, LLC for period ending 9/1/2020

[Provide a statement of income (*loss*) for the following periods:

(i) For the initial report:

- a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and
- b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	408,550.00	100.00	408,550.00	100.00
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	0.00	0.00	0.00	0.00
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	408,550.00	100.00	408,550.00	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	12,961.67	3.17	12,961.67	3.17
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	0.00	0.00	0.00	0.00
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	0.01	0.00	0.01	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	-150.00	-0.04	-150.00	-0.04
Credit Check Fees Paid	86.70	0.02	86.70	0.02
TOTAL RENTING EXPENSE	12,898.38	3.16	12,898.38	3.16
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	0.00	0.00	0.00	0.00
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	786.00	0.19	786.00	0.19
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	29,380.08	7.19	29,380.08	7.19
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	30,166.08	7.38	30,166.08	7.38
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	16,332.00	4.00	16,332.00	4.00
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	16,332.00	4.00	16,332.00	4.00
UTILITIES EXPENSE				
Gas & Electricity	4,759.31	1.16	4,759.31	1.16
Utilities Credits or rebates	-462.60	-0.11	-462.60	-0.11
Sewer	0.00	0.00	0.00	0.00
Water	2,667.43	0.65	2,667.43	0.65
Garbage & Trash Removal	656.00	0.16	656.00	0.16
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	0.00	0.00	0.00	0.00
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	7,620.14	1.87	7,620.14	1.87
REPAIRS & MAINTENANCE				
R&M Unit	1,648.63	0.40	1,648.63	0.40
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	0.00	0.00	0.00	0.00
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	0.00	0.00	0.00	0.00
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	0.00	0.00	0.00	0.00
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	313.20	0.08	313.20	0.08
R&M - Electrical Supplies	386.20	0.09	386.20	0.09
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	0.00	0.00	0.00	0.00
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	71.77	0.02	71.77	0.02

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	493.31	0.12	493.31	0.12
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	2,913.11	0.71	2,913.11	0.71

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	462.50	0.11	462.50	0.11
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	0.00	0.00	0.00	0.00
Contract R&M	17,915.00	4.38	17,915.00	4.38
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	0.00	0.00	0.00	0.00
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	978.13	0.24	978.13	0.24
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	19,355.63	4.74	19,355.63	4.74
TAXES				
Real Estate Taxes	66,321.97	16.23	66,321.97	16.23
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	66,321.97	16.23	66,321.97	16.23
INSURANCE EXPENSE				
Package Insurance	10,375.91	2.54	10,375.91	2.54
Earthquake Insurance	4,149.73	1.02	4,149.73	1.02
Umbrella Insurance	2,487.90	0.61	2,487.90	0.61
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	17,013.54	4.16	17,013.54	4.16
TOTAL OPERATING EXPENSES	172,620.85	42.25	172,620.85	42.25
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	-375.00	-0.09	-375.00	-0.09
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	-3,096.03	-0.76	-3,096.03	-0.76
Miscellaneous Income	-1,969.00	-0.48	-1,969.00	-0.48
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-5,440.03	-1.33	-5,440.03	-1.33
NET OPERATING INCOME	241,369.18	59.08	241,369.18	59.08
DEBT SERVICE EXPENSE				
Mortgage Interest	103,095.20	25.23	103,095.20	25.23
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	103,095.20	25.23	103,095.20	25.23
NET INC.BEFORE DEP.& TAX	138,273.98	33.85	138,273.98	33.85
DEPREC. & AMORT. EXPENSES				
Building Depreciation	127,272.72	31.15	127,272.72	31.15
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	20,000.04	4.90	20,000.04	4.90
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	53,398.48	13.07	53,398.48	13.07
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	4,125.00	1.01	4,125.00	1.01

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	204,796.24	50.13	204,796.24	50.13
NET INC.(LOSS) BEF.TAXES	-66,522.26	-16.28	-66,522.26	-16.28
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	2,825.59	0.69	2,825.59	0.69
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	2,825.59	0.69	2,825.59	0.69
NET INCOME (LOSS)BK	-69,347.85	-16.97	-69,347.85	-16.97
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	251,129.17	100.00	251,129.17	100.00
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	0.00	0.00	0.00	0.00
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	251,129.17	100.00	251,129.17	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	3,591.67	1.43	3,591.67	1.43
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	0.00	0.00	0.00	0.00
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	1,970.60	0.78	1,970.60	0.78

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	-75.00	-0.03	-75.00	-0.03
Credit Check Fees Paid	28.90	0.01	28.90	0.01
TOTAL RENTING EXPENSE	5,516.17	2.20	5,516.17	2.20
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	0.00	0.00	0.00	0.00
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	816.00	0.32	816.00	0.32
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	17,138.38	6.82	17,138.38	6.82
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	17,954.38	7.15	17,954.38	7.15
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	10,028.00	3.99	10,028.00	3.99
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	10,028.00	3.99	10,028.00	3.99
UTILITIES EXPENSE				
Gas & Electricity	2,985.06	1.19	2,985.06	1.19
Utilities Credits or rebates	-506.34	-0.20	-506.34	-0.20
Sewer	0.00	0.00	0.00	0.00
Water	1,249.84	0.50	1,249.84	0.50
Garbage & Trash Removal	702.83	0.28	702.83	0.28
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	0.00	0.00	0.00	0.00
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	4,431.39	1.76	4,431.39	1.76
REPAIRS & MAINTENANCE				
R&M Unit	2,212.74	0.88	2,212.74	0.88
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	704.88	0.28	704.88	0.28
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	0.00	0.00	0.00	0.00
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	0.00	0.00	0.00	0.00
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	583.23	0.23	583.23	0.23
R&M - Electrical Supplies	0.00	0.00	0.00	0.00
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	2,540.00	1.01	2,540.00	1.01
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	0.00	0.00	0.00	0.00
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	32.00	0.01	32.00	0.01

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	114.34	0.05	114.34	0.05
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	51.99	0.02	51.99	0.02
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	6,239.18	2.48	6,239.18	2.48

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	0.00	0.00	0.00	0.00
Contract R&M	3,465.00	1.38	3,465.00	1.38
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	0.00	0.00	0.00	0.00
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	-977.60	-0.39	-977.60	-0.39
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	1,900.00	0.76	1,900.00	0.76
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	4,387.40	1.75	4,387.40	1.75
TAXES				
Real Estate Taxes	39,005.13	15.53	39,005.13	15.53
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	39,005.13	15.53	39,005.13	15.53
INSURANCE EXPENSE				
Package Insurance	7,330.19	2.92	7,330.19	2.92
Earthquake Insurance	2,608.06	1.04	2,608.06	1.04
Umbrella Insurance	1,706.81	0.68	1,706.81	0.68
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	11,645.06	4.64	11,645.06	4.64
TOTAL OPERATING EXPENSES	99,206.71	39.50	99,206.71	39.50
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	-25.00	-0.01	-25.00	-0.01
Late Charges	-225.00	-0.09	-225.00	-0.09
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	-6,810.00	-2.71	-6,810.00	-2.71
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-7,060.00	-2.81	-7,060.00	-2.81
NET OPERATING INCOME	158,982.46	63.31	158,982.46	63.31
DEBT SERVICE EXPENSE				
Mortgage Interest	62,684.37	24.96	62,684.37	24.96
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	62,684.37	24.96	62,684.37	24.96
NET INC.BEFORE DEP.& TAX	96,298.09	38.35	96,298.09	38.35
DEPREC. & AMORT. EXPENSES				
Building Depreciation	74,242.42	29.56	74,242.42	29.56
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	11,666.69	4.65	11,666.69	4.65
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	17,570.28	7.00	17,570.28	7.00
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	2,406.25	0.96	2,406.25	0.96

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	105,885.64	42.16	105,885.64	42.16
NET INC.(LOSS) BEF.TAXES	-9,587.55	-3.82	-9,587.55	-3.82
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	1,700.00	0.68	1,700.00	0.68
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	1,700.00	0.68	1,700.00	0.68
NET INCOME (LOSS)BK	-11,287.55	-4.49	-11,287.55	-4.49
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Exhibit A-3: Statement of Cash Flows for **Professional Investors 28, LLC** for period ending 9/1/2020

[Provide a statement of changes in cash position for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	408,550.00	100.00	408,550.00	100.00
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	0.00	0.00	0.00	0.00
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	408,550.00	100.00	408,550.00	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	12,961.67	3.17	12,961.67	3.17
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	0.00	0.00	0.00	0.00
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	0.01	0.00	0.01	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	-150.00	-0.04	-150.00	-0.04
Credit Check Fees Paid	86.70	0.02	86.70	0.02
TOTAL RENTING EXPENSE	12,898.38	3.16	12,898.38	3.16
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	0.00	0.00	0.00	0.00
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	786.00	0.19	786.00	0.19
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	29,380.08	7.19	29,380.08	7.19
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	30,166.08	7.38	30,166.08	7.38
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	16,332.00	4.00	16,332.00	4.00
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	16,332.00	4.00	16,332.00	4.00
UTILITIES EXPENSE				
Gas & Electricity	4,759.31	1.16	4,759.31	1.16
Utilities Credits or rebates	-462.60	-0.11	-462.60	-0.11
Sewer	0.00	0.00	0.00	0.00
Water	2,667.43	0.65	2,667.43	0.65
Garbage & Trash Removal	656.00	0.16	656.00	0.16
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	0.00	0.00	0.00	0.00
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	7,620.14	1.87	7,620.14	1.87
REPAIRS & MAINTENANCE				
R&M Unit	1,648.63	0.40	1,648.63	0.40
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	0.00	0.00	0.00	0.00
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	0.00	0.00	0.00	0.00
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	0.00	0.00	0.00	0.00
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	313.20	0.08	313.20	0.08
R&M - Electrical Supplies	386.20	0.09	386.20	0.09
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	0.00	0.00	0.00	0.00
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	71.77	0.02	71.77	0.02

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	493.31	0.12	493.31	0.12
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	2,913.11	0.71	2,913.11	0.71

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	462.50	0.11	462.50	0.11
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	0.00	0.00	0.00	0.00
Contract R&M	17,915.00	4.38	17,915.00	4.38
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	0.00	0.00	0.00	0.00
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	978.13	0.24	978.13	0.24
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	19,355.63	4.74	19,355.63	4.74
TAXES				
Real Estate Taxes	66,321.97	16.23	66,321.97	16.23
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	66,321.97	16.23	66,321.97	16.23
INSURANCE EXPENSE				
Package Insurance	10,375.91	2.54	10,375.91	2.54
Earthquake Insurance	4,149.73	1.02	4,149.73	1.02
Umbrella Insurance	2,487.90	0.61	2,487.90	0.61
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	17,013.54	4.16	17,013.54	4.16
TOTAL OPERATING EXPENSES	172,620.85	42.25	172,620.85	42.25
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	-375.00	-0.09	-375.00	-0.09
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	-3,096.03	-0.76	-3,096.03	-0.76
Miscellaneous Income	-1,969.00	-0.48	-1,969.00	-0.48
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-5,440.03	-1.33	-5,440.03	-1.33
NET OPERATING INCOME	241,369.18	59.08	241,369.18	59.08
DEBT SERVICE EXPENSE				
Mortgage Interest	103,095.20	25.23	103,095.20	25.23
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	103,095.20	25.23	103,095.20	25.23
NET INC.BEFORE DEP.& TAX	138,273.98	33.85	138,273.98	33.85
DEPREC. & AMORT. EXPENSES				
Building Depreciation	127,272.72	31.15	127,272.72	31.15
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	20,000.04	4.90	20,000.04	4.90
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	53,398.48	13.07	53,398.48	13.07
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	4,125.00	1.01	4,125.00	1.01

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	204,796.24	50.13	204,796.24	50.13
NET INC.(LOSS) BEF.TAXES	-66,522.26	-16.28	-66,522.26	-16.28
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	2,825.59	0.69	2,825.59	0.69
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	2,825.59	0.69	2,825.59	0.69
NET INCOME (LOSS)BK	-69,347.85	-16.97	-69,347.85	-16.97
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00
Adjustments				
Outside Management Income	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0.00
Period to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	3,213.71	649.04	-2,564.67	
1015 -Reserve Account	99,990.00	99,990.00	0.00	
Total Cash	103,203.71	100,639.04	-2,564.67	
Year to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	3,213.71	649.04	-2,564.67	
1015 -Reserve Account	99,990.00	99,990.00	0.00	
Total Cash	103,203.71	100,639.04	-2,564.67	

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	251,129.17	100.00	251,129.17	100.00
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	0.00	0.00	0.00	0.00
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	251,129.17	100.00	251,129.17	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	3,591.67	1.43	3,591.67	1.43
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	0.00	0.00	0.00	0.00
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	1,970.60	0.78	1,970.60	0.78

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	-75.00	-0.03	-75.00	-0.03
Credit Check Fees Paid	28.90	0.01	28.90	0.01
TOTAL RENTING EXPENSE	5,516.17	2.20	5,516.17	2.20
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	0.00	0.00	0.00	0.00
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	816.00	0.32	816.00	0.32
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	17,138.38	6.82	17,138.38	6.82
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	17,954.38	7.15	17,954.38	7.15
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	10,028.00	3.99	10,028.00	3.99
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	10,028.00	3.99	10,028.00	3.99
UTILITIES EXPENSE				
Gas & Electricity	2,985.06	1.19	2,985.06	1.19
Utilities Credits or rebates	-506.34	-0.20	-506.34	-0.20
Sewer	0.00	0.00	0.00	0.00
Water	1,249.84	0.50	1,249.84	0.50
Garbage & Trash Removal	702.83	0.28	702.83	0.28
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	0.00	0.00	0.00	0.00
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	4,431.39	1.76	4,431.39	1.76
REPAIRS & MAINTENANCE				
R&M Unit	2,212.74	0.88	2,212.74	0.88
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	704.88	0.28	704.88	0.28
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	0.00	0.00	0.00	0.00
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	0.00	0.00	0.00	0.00
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	583.23	0.23	583.23	0.23
R&M - Electrical Supplies	0.00	0.00	0.00	0.00
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	2,540.00	1.01	2,540.00	1.01
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	0.00	0.00	0.00	0.00
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	32.00	0.01	32.00	0.01

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	114.34	0.05	114.34	0.05
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	51.99	0.02	51.99	0.02
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	6,239.18	2.48	6,239.18	2.48

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	0.00	0.00	0.00	0.00
Contract R&M	3,465.00	1.38	3,465.00	1.38
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	0.00	0.00	0.00	0.00
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	-977.60	-0.39	-977.60	-0.39
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	1,900.00	0.76	1,900.00	0.76
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	4,387.40	1.75	4,387.40	1.75
TAXES				
Real Estate Taxes	39,005.13	15.53	39,005.13	15.53
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	39,005.13	15.53	39,005.13	15.53
INSURANCE EXPENSE				
Package Insurance	7,330.19	2.92	7,330.19	2.92
Earthquake Insurance	2,608.06	1.04	2,608.06	1.04
Umbrella Insurance	1,706.81	0.68	1,706.81	0.68
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	11,645.06	4.64	11,645.06	4.64
TOTAL OPERATING EXPENSES	99,206.71	39.50	99,206.71	39.50
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	-25.00	-0.01	-25.00	-0.01
Late Charges	-225.00	-0.09	-225.00	-0.09
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	-6,810.00	-2.71	-6,810.00	-2.71
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-7,060.00	-2.81	-7,060.00	-2.81
NET OPERATING INCOME	158,982.46	63.31	158,982.46	63.31
DEBT SERVICE EXPENSE				
Mortgage Interest	62,684.37	24.96	62,684.37	24.96
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	62,684.37	24.96	62,684.37	24.96
NET INC.BEFORE DEP.& TAX	96,298.09	38.35	96,298.09	38.35
DEPREC. & AMORT. EXPENSES				
Building Depreciation	74,242.42	29.56	74,242.42	29.56
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	11,666.69	4.65	11,666.69	4.65
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	17,570.28	7.00	17,570.28	7.00
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	2,406.25	0.96	2,406.25	0.96

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	105,885.64	42.16	105,885.64	42.16
NET INC.(LOSS) BEF.TAXES	-9,587.55	-3.82	-9,587.55	-3.82
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	1,700.00	0.68	1,700.00	0.68
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	1,700.00	0.68	1,700.00	0.68
NET INCOME (LOSS)BK	-11,287.55	-4.49	-11,287.55	-4.49
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00
Adjustments				
Outside Management Income	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0.00

Period to Date	Beginning Balance	Ending Balance	Difference
1010 - Checking	649.04	36,818.83	36,169.79
1015 -Reserve Account	99,990.00	99,990.00	0.00
Total Cash	100,639.04	136,808.83	36,169.79

Year to Date	Beginning Balance	Ending Balance	Difference
1010 - Checking	649.04	36,818.83	36,169.79
1015 -Reserve Account	99,990.00	99,990.00	0.00
Total Cash	100,639.04	136,808.83	36,169.79

Exhibit A-4: Statement of Changes in Shareholders'/Partners' Equity (*Deficit*) for Professional Investors 28, LLC
for period ending 9/1/2020

[Provide a statement of changes in shareholders'/partners equity (*deficit*) for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The Debtor's professionals are in the process of conducting a forensic review of the Debtor's and controlled entities' records necessary to determine changes in the shareholders'/partners' equity ownership for the controlled entities. The Debtor will submit an updated report to the Court once this information is available.

Exhibit B: Description of Operations for **Professional Investors 28, LLC**

[Describe the nature and extent of the Debtor's interest in the Controlled Non-Debtor Entity.

Describe the business conducted and intended to be conducted by the Controlled Non-Debtor Entity, focusing on the entity's dominant business segments.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

The Controlled Non-Debtor Entity owns a residential property which is operated by PFI. The units are leased as residences to tenants.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit C: Description of Intercompany Claims

[List and describe the Controlled Non-Debtor Entity's claims against any other Controlled Non-Debtor Entity, together with the basis for such claims and whether each claim is contingent, unliquidated or disputed.]

Describe the source of this information.]

The source of this information is derived for the companies' Accounting System.

The companies' books show no intercompany claim.



Exhibit D: Allocation of Tax Liabilities and Assets

[Describe how income, losses, tax payments, tax refunds, or other tax attributes relating to federal, state, or local taxes have been allocated between or among the Controlled Non-Debtor Entity and one or more other Controlled Non-Debtor Entities.

Include a copy of each tax sharing or tax allocation agreement to which the entity is a party with any other Controlled Non-Debtor Entity.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System and conversations with the remaining employees of the company.

Tax liabilities are not allocated among or between any other Controlled Non-Debtor Entity.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit E: Description of Controlled Non-Debtor Entity's payments of Administrative Expenses, or Professional Fees otherwise payable by a Debtor


[Describe any payment made, or obligations incurred (or claims purchased), by the Controlled Non-Debtor Entity in connection with any claims, administrative expenses, or professional fees that have been or could be asserted against any Debtor.

Describe the source of this information.]

Based on a review of the Non-Debtor Entity's Accounting System records and conversations with current employees, the Debtor is not aware of any payments made or obligations incurred by the Controlled Non-Debtor Entity that would otherwise be payable by Debtor.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

 Exhibit A: Financial Statements for Professional Investors 29, LLC

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit A-1: Balance Sheet for Professional Investors 29, LLC as of 9/1/2020

[Provide a balance sheet dated as of the end of the most recent 3-month period of the current fiscal year and as of the end of the preceding fiscal year.]

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Balance Sheet

Period = Dec 2019

Book = Accrual

Current Balance**ASSETS****CURRENT ASSETS****CASH**

1010 - Checking	2,826.15
461 Bank Acct	0.00
501 Bank Acct	0.00
1015 -Reserve Account	0.00
1020 OLD Clearing	0.00
PFI First Community	0.00
Clearing	0.00
PISF Inc. Transfer	0.00
PFI Cash - Transfer	0.00
Money Market	0.00
Escrow Account	0.00
Fremont Checking Account	0.00
Interest Cash	0.00
Petty Cash	0.00
Cash Hammondale	0.00
Cash 461	0.00
Cash 501	0.00
TOTAL CASH	2,826.15

RECEIVABLES

Property Receivables	0.00
Loan Receivables	0.00
Other Receivables	0.00
Officer - Due to/from	0.00

ACCOUNTS RECEIVABLES

A/R Rent Due	922.64
A/R Other - Melissa B	0.00
A/R Other - People home equity	0.00
A/R Collections	0.00
A/R Security Deposits	0.00
TOTAL ACCOUNTS RECEIVABLES	922.64

RESERVES & PREPAIDS

Reserve - Insurance	1,517.12
Reserve - Improvements	0.00
Prepaid Maint. Contract	0.00
Prepaid - Leasing Comm.	0.00
Prepaid - Leasing Comm.	0.00
Prepaid Mortgage Interest	0.00
Prepaid Taxes	0.00
TOTAL RESERVES & PREPAIDS	1,517.12
TOTAL CURRENT ASSETS	5,265.91

Balance Sheet

Period = Dec 2019

Book = Accrual

Current Balance**FIXED ASSETS**

Land - Hammondale	0.00
Land	599,000.00
Land - 501	0.00
Land - PI 20 LLC	0.00
Land - 200 Gate 5	0.00
Land - Duffy	0.00
Land - 49 Ignacio	0.00
Land - 350 Ignacio Suite 200	0.00
Land - PI 21 LLC	0.00
Land 30 Clay Court	0.00
Land - 690 DeLong	0.00
Building	2,796,000.00
Fixtures & Appliances	0.00
Improvements	0.00
Additional basis	0.00
Accum Depreciation	-332,972.24
Building - 501	0.00
Accum Depreciation Building - 501	0.00
Building - PI 20	0.00
A/D Building PI 20	0.00
Building - 200 Gate 5	0.00
Open	0.00
Accum Depreciation Gate 5	0.00
Buidling Duffy Place	0.00
Accum Depreciation Duffy Place	0.00
Building 49 Ignacio	0.00
Accum Depreciation 49 Ignacio	0.00
Building - Hammondale	0.00
Accum Depr Hammondale	0.00
350 Ignacio #200	0.00
A/D 350 Ignacio #200	0.00
350 Ignacio #101	0.00
A/D 350 Ignacio #101	0.00
Building - 30 Clay Ct.	0.00
A/D 30 Clay Ct.	0.00
Building 690 DeLong	0.00
A/D Building 690 DeLong	0.00
350 Ignacio #103	0.00
A/D 350 Ingacio #103	0.00
350 Ignacio #201	0.00
350 Ignacio # 203	0.00
A/D 350 Ignacio #203	0.00
350 Ignacio #100	0.00
A/D Ignacio #100	0.00
350 Ignacio #300	0.00
A/D 350 Ignacio #300	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Furniture and Fixtures	0.00
A/D Furn. & Fixt.	0.00
Furniture & Fixt Hamm	0.00
Furniture & Fixt Gate	0.00
A/D Furn./Fixt. Hamm	0.00
A/D Furn./Fixt. Gate	0.00
Computers	0.00
A/D Computers	0.00
A/V Equipment	0.00
Vehicles	0.00
A/D Vehicles	0.00
Tenant Imp. 350 Ignacio	0.00
A/D Tenant Imp.	0.00
Acum. Gain (Loss) Gate	0.00
Accum. Gain (Loss) Hamm	0.00
Accum. Gain (Loss) 501	0.00
Accum Gain Loss - 461	0.00
Accum Depreciation Fixed Assets	0.00
NET FIXED ASSETS	3,062,027.76
ACQUISITION ASSETS	
Closing Costs	11,953.00
A/A Closing Costs	0.00
Syndication Costs	0.00
Loan Fees	23,227.00
Accum Amort Loan Fees	-4,645.44
Personal Property	100,000.00
Accum Depreciation Personal Property	-19,999.92
Organization Costs	4,018.07
Accum Amort Organization Costs	0.00
NET ACQUISITION ASSETS	114,552.71
CAPITALIZED IMPROVEMENTS	
Improvements Prior 2000	0.00
2001 Bathroom Improvements	0.00
2001 Kitchen Improvements	0.00
2001 Floor Improvements	0.00
2001 Window Improvements	0.00
2001 Building Improvements	0.00
2001 Roof Improvements	0.00
2001 Other Improvements	0.00
2002 Bathroom Improvements	0.00
2002 Kitchen Improvements	0.00
2002 Floor Improvements	0.00
2002 Window Improvements	0.00
2002 Building Improvements	0.00
2002 Roof Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2002 Other Improvements	0.00
2002 Improvement Salaries	0.00
2003 Bathroom Improvements	0.00
2003 Kitchen Improvements	0.00
2003 Floor Improvements	0.00
2003 Window Improvements	0.00
461-2003 Windows Improvements	0.00
501-2003 Window Improvement	0.00
2003 Building Improvements	0.00
461-2003 Building Improvements	0.00
501-2003 Building Improvements	0.00
2003 Roof Improvements	0.00
2003 Other Improvements	0.00
461-2003 Other Improvements	0.00
501-2003 Other Improvements	0.00
2004 Bathroom Improvements	0.00
2004 Kitchen Improvements	0.00
2004 Floor Improvements	0.00
461-2004 Floor Improvements	0.00
501-2004 Floor Improvements	0.00
2004 Window Improvements	0.00
461-2004 Window Improvements	0.00
501-2004 Window Improvements	0.00
2004 Building Improvements	0.00
2004 Roof Improvements	0.00
2004 Other Improvements	0.00
461-2004 Other Improvements	0.00
501-2004 Other Improvements	0.00
2005 Bathroom Improvements	0.00
2005 Kitchen Improvements	0.00
461-2005 Kitchen Improvements	0.00
501-2005 Kitchen Improvements	0.00
2005 Floor Improvements	0.00
461-2005 Floor Improvements	0.00
501-2005 Floor Improvements	0.00
2005 Window Improvements	0.00
2005 Building Improvements	0.00
2005 Roof Improvements	0.00
2005 Other Improvements	0.00
461-2005 Other Improvements	0.00
501-2005 Other Improvements	0.00
2005 Improvement Salaries	0.00
2006 Bathroom Improvements	0.00
2006 Kitchen Improvements	0.00
461-2006 Kitchen Improvements	0.00
501-2006 Kitchen Improvements	0.00
2006 Floor Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
461-2006 Floor Improvements	0.00
501-2006 Floor Improvements	0.00
2006 Window Improvements	0.00
2006 Building Improvements	0.00
461-2006 Building Improvements	0.00
501-2006 Building Improvements	0.00
2006 Roof Improvements	0.00
2006 Other Improvements	0.00
2007 Bathroom Improvements	0.00
461-2007 Bathroom Improvements	0.00
501-2007 Bathroom Improvements	0.00
2007 Kitchen Improvements	0.00
2007 Floor Improvements	0.00
461-2007 Floor Improvements	0.00
501-2007 Floor Improvements	0.00
2007 Window Improvements	0.00
2007 Building Improvements	0.00
461-2007 Building Improvements	0.00
501-2007 Building Improvements	0.00
2007 Roof Improvements	0.00
2007 Other Improvements	0.00
461-2007 Other Improvements	0.00
501-2007 Other Improvements	0.00
2008 Bathroom Improvements	0.00
461-2008 Bathrooms Improvements	0.00
501-2008 Bathroom Improvements	0.00
2008 Kitchen Improvements	0.00
461-2008 Kitchen Improvements	0.00
501-2008 Kitchen Improvements	0.00
2008 Floor Improvements	0.00
461-2008 Floor Improvements	0.00
501-2008 Floor Improvements	0.00
2008 Window Improvements	0.00
2008 Building Improvements	0.00
2008 Roof Improvements	0.00
2008 Other Improvements	0.00
461-2008 Other Improvements	0.00
501-2008 Other Improvements	0.00
2009 Bathroom Improvements	0.00
2009 Kitchen Improvements	0.00
2009 Floor Improvements	0.00
2009 Window Improvements	0.00
2009 Building Improvements	0.00
2009 Roof Improvements	0.00
2009 Other Improvements	0.00
461-2009 Other Improvements	0.00
501-2009 Other Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2010 Other Improvements	0.00
2011 Other Improvements	0.00
2012 Other Improvements	0.00
2013 Other Improvements	0.00
2013-Roof Improvement	0.00
2014 Other Improvements	0.00
2014 T/O Misc. Expense	0.00
2014 T/O Materials	0.00
2014 T/O Outside Vendor	0.00
2014 - Roof	0.00
2015 Other Improvements	0.00
T/O Misc. Exp.	0.00
2015 T/O Materiales	0.00
T/O Outside Vendor	0.00
2016 Other Improvements	0.00
2016 T/O Misc. Exp.	0.00
2016 T/O Materials	0.00
2016 T/O outside vendors	0.00
2016 Hills Assessments	0.00
2017 Other Improvements	10,134.90
2017 T/O Misc. Exp.	0.00
2017 T/O Materials	1,675.13
2017 T/O Outside Vendor	4,260.00
2017 Hills Assessments	0.00
2018 Other Improvements	5,529.85
2018 T/O Misc. Exp.	0.00
2018 T/O Materials	1,791.78
2018 T/O Outside Vendor	15,570.00
2018 Hills Assessments	0.00
2019 Other Improvements	65,876.24
2019 T/O Misc. Exp.	0.00
2019 T/O Materials	318.96
2019 T/O Outside Vendor	13,745.00
2019 Hills Assessments	0.00
2020 Other Improvements	0.00
2020 T/O Misc. Exp.	0.00
2020 T/O Materials	0.00
2020 T/O Outside Vendor	0.00
2020 Hills Assessments	0.00
TOTAL CAPITAL IMPROVEMENTS	118,901.86
Accum Deprec - Capital Improvements	119,703.35
NET CAPITALIZED IMPROVEMENTS	-801.49
 OTHER ASSETS	
Security Deposits	0.00
Investment - LLC 21	0.00
Investment - LLC 24	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Investment - LLC 27	0.00
Investment - LLC 28	0.00
Investment - LLC 29	0.00
Investment - LLC 25	0.00
Investment - LLC 26	0.00
Investment - LLC 31	0.00
Investment - LLC 34	0.00
Investment - LLC 35	0.00
Investment - LLC 36	0.00
Investment LLC 37	0.00
Investment LLC 38	0.00
Investment - LLC 39	0.00
Investment - LLC 40	0.00
Investment - LLC 41	0.00
Investment - LLC 42	0.00
Investment - LLC 43	0.00
	0.00
investment - LLC 45	0.00
<i>Investment in 48</i>	<i>0.00</i>
BofA Teller Rental	0.00
Investment - 16914	0.00
Investment - Rafael Gardens	0.00
Investment - 1129 3rd Street	0.00
LP Units	0.00
Investment - US Performing Arts	0.00
Investment - Marin CoWork	0.00
Limited Liability Companies	0.00
LONG TERM RECEIVABLES	
PISF I	0.00
Duffy Due to/from	0.00
PISF III	0.00
PISF IV	0.00
PISF VI	0.00
PISF VII	0.00
PISF IX	0.00
PISF XI	0.00
PISF XII	0.00
PISF XIII	0.00
PISF XIV	0.00
PISF XV	0.00
PISF XVI	0.00
PISF XVII	0.00
PISF XVIII	0.00
461 Due To/From	0.00
501 Due/To From	0.00
Hammondale Due To/From	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
21 Due/to From	0.00
In process Lease litigation	0.00
LLC 20	0.00
LLC 21	0.00
LLC 22	0.00
LLC 23	0.00
LLC 24	0.00
LLC 25	0.00
LLC 26	0.00
LLC 27	0.00
LLC 28	0.00
LLC 29	0.00
LLC 30	0.00
LLC 30	0.00
LLC 31	0.00
LLC 32	0.00
LLC 33	0.00
LLC 34	0.00
LLC 35	0.00
LLC 36	0.00
LLC 37	0.00
LLC 38	0.00
LLC 39	0.00
LLC 40	0.00
LLC 41	0.00
LLC 42	0.00
LLC 43	0.00
LLC 44	0.00
LLC 45	0.00
LLC 46	0.00
LLC 47	0.00
LLC 48	0.00
Due to/from LLC 49	0.00
PI LLC 50	0.00
PI 51 LLC	0.00
Due to/from Gate 5	0.00
PV 1 Due to/from	0.00
885 Due to/from	0.00
107 Due to/from	0.00
481 Due to/from	0.00
515 Due to/from	0.00
300 Due to/From PISF	0.00
Paul Drive Due to/from	0.00
353 BMK due to/from	0.00
49 Ignacio due to/from	0.00
Due To/From GP	-144,000.00
Due To/From 16914	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Due To/From PISF, Inc.	0.00
Due To/From PIM	0.00
Note Receivable	0.00
7200 Redwood Due to/From	0.00
355 Due to / from	0.00
Due to/from 350 Ignacio Assoc.	0.00
1222 Due to/from	0.00
419 Prospect due to/from	0.00
TOTAL LONG TERM RECEIVABLES	-144,000.00
TOTAL ASSETS	3,037,044.89
LIABILITIES & EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	3,130.50
Deferred Revenue	0.00
Unearned Rent	4,585.76
FTB Taxes Payable	0.00
PPP Loan	0.00
Property Tax Payable	0.00
Insurance Payable	0.00
Accrued Expenses	0.00
TOTAL CURRENT LIABILITIES	7,716.26
LONG TERM LIABILITIES	
Notes Payable	0.00
Notes Payable LLC 48	0.00
Deed of Trust Payable	0.00
Accrued Interest	0.00
Security Deposits Liability	13,320.00
Security Deposit Clearing	0.00
Pet Deposit Payable	500.00
Unearned Income	0.00
Mortgage Payable	2,076,322.79
1st Mortgage 461	0.00
2nd Mortgage 461	0.00
1st Mortgage 501	0.00
1st Deed 350, Suite 201	0.00
2nd Deed 350, Suite 201	0.00
1st Deed 350, Suite 200	0.00
First Mortgage 350 Suite 203	0.00
1st Deed 350 Suites 101, 103	0.00
Other Liabilities	0.00
Accum K-1 Losses	0.00
1st Mortgage Gate 5	0.00
2nd Deed Gate 5	0.00
1st Mortgage Duffy Place	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2nd Deed Duffy Place	0.00
1st Mortgage 49 Ignacio	0.00
2nd Deed 49 Ignacio	0.00
TOTAL LONG TERM LIABILITIES	2,090,142.79
TOTAL LIABILITIES	2,097,859.05
EQUITY	
Common Stock	0.00
Capital Contributions	1,450,000.00
Capital Receivable	0.00
Less: Repurchased Units	0.00
TIC Ownership	0.00
L.P. Distributions	0.00
G.P. Distributions	0.00
Premium on Repurch Units	0.00
Previous Period Adjmts	0.00
Member Distribution	-191,071.43
Dist. 38 to 20	0.00
Dist. 38 to 21	0.00
Dist. 37 to 22	0.00
Inter Co. PFI - PV1	0.00
Inter Co PFI - Gate 5	0.00
Inter Co PFI - Duffy	0.00
Inter Co PFI - Hamm	0.00
Inter Co PFI - 107	0.00
Inter Co PFI - 461	0.00
Inter Co PFI - 501	0.00
Inter Co PFI - 49	0.00
Inter Co PFI - 885	0.00
Inter Co. PFI - 515	0.00
Inter-Co PFI - 355	0.00
InterCo PFI - 7200	0.00
InterCo PFI-117	0.00
InterCo PFI - 7 Merry	0.00
InterCo PFI - 16914	0.00
InterCo PFI - Paul	0.00
InterCo PFI - 353	0.00
InterCo PFI - 1506	0.00
InterCo PFI - 1222	0.00
InterCo PFI - 419	0.00
Inter Co PFI - 19 Merrydale	0.00
Inter Co PFI - 1129	0.00
Inter Co PFI - 1315	0.00
Inter-Co. PFI - 1732	0.00
Inter-Co PFI-390	0.00
Inter Co PFI-santaland	0.00
Retained Earnings	-166,611.01

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Retained Earnings - Owned Properties	0.00
K1-Losses	0.00
Net Income (Loss) Current	-153,131.72
Appliance Depreciation	0.00
TOTAL EQUITY	939,185.84
TOTAL LIABILITIES & EQUITY	3,037,044.89
Total of All	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

Current Balance**ASSETS****CURRENT ASSETS****CASH**

1010 - Checking	10,667.87
461 Bank Acct	0.00
501 Bank Acct	0.00
1015 -Reserve Account	0.00
1020 OLD Clearing	0.00
PFI First Community	0.00
Clearing	0.00
PISF Inc. Transfer	0.00
PFI Cash - Transfer	0.00
Money Market	0.00
Escrow Account	0.00
Fremont Checking Account	0.00
Interest Cash	0.00
Petty Cash	0.00
Cash Hammondale	0.00
Cash 461	0.00
Cash 501	0.00
TOTAL CASH	10,667.87

RECEIVABLES

Property Receivables	0.00
Loan Receivables	0.00
Other Receivables	0.00
Officer - Due to/from	0.00

ACCOUNTS RECEIVABLES

A/R Rent Due	2,970.05
A/R Other - Melissa B	0.00
A/R Other - People home equity	0.00
A/R Collections	0.00
A/R Security Deposits	0.00
TOTAL ACCOUNTS RECEIVABLES	2,970.05

RESERVES & PREPAIDS

Reserve - Insurance	1,284.48
Reserve - Improvements	0.00
Prepaid Maint. Contract	0.00
Prepaid - Leasing Comm.	0.00
Prepaid - Leasing Comm.	0.00
Prepaid Mortgage Interest	0.00
Prepaid Taxes	0.00
TOTAL RESERVES & PREPAIDS	1,284.48
TOTAL CURRENT ASSETS	14,922.40

Balance Sheet

Period = Jul 2020

Book = Accrual

Current Balance**FIXED ASSETS**

Land - Hammondale	0.00
Land	599,000.00
Land - 501	0.00
Land - PI 20 LLC	0.00
Land - 200 Gate 5	0.00
Land - Duffy	0.00
Land - 49 Ignacio	0.00
Land - 350 Ignacio Suite 200	0.00
Land - PI 21 LLC	0.00
Land 30 Clay Court	0.00
Land - 690 DeLong	0.00
Building	2,796,000.00
Fixtures & Appliances	0.00
Improvements	0.00
Additional basis	0.00
Accum Depreciation	-383,385.12
Building - 501	0.00
Accum Depreciation Building - 501	0.00
Building - PI 20	0.00
A/D Building PI 20	0.00
Building - 200 Gate 5	0.00
Open	0.00
Accum Depreciation Gate 5	0.00
Buidling Duffy Place	0.00
Accum Depreciation Duffy Place	0.00
Building 49 Ignacio	0.00
Accum Depreciation 49 Ignacio	0.00
Building - Hammondale	0.00
Accum Depr Hammondale	0.00
350 Ignacio #200	0.00
A/D 350 Ignacio #200	0.00
350 Ignacio #101	0.00
A/D 350 Ignacio #101	0.00
Building - 30 Clay Ct.	0.00
A/D 30 Clay Ct.	0.00
Building 690 DeLong	0.00
A/D Building 690 DeLong	0.00
350 Ignacio #103	0.00
A/D 350 Ingacio #103	0.00
350 Ignacio #201	0.00
350 Ignacio # 203	0.00
A/D 350 Ignacio #203	0.00
350 Ignacio #100	0.00
A/D Ignacio #100	0.00
350 Ignacio #300	0.00
A/D 350 Ignacio #300	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Furniture and Fixtures	0.00
A/D Furn. & Fixt.	0.00
Furniture & Fixt Hamm	0.00
Furniture & Fixt Gate	0.00
A/D Furn./Fixt. Hamm	0.00
A/D Furn./Fixt. Gate	0.00
Computers	0.00
A/D Computers	0.00
A/V Equipment	0.00
Vehicles	0.00
A/D Vehicles	0.00
Tenant Imp. 350 Ignacio	0.00
A/D Tenant Imp.	0.00
Acum. Gain (Loss) Gate	0.00
Accum. Gain (Loss) Hamm	0.00
Accum. Gain (Loss) 501	0.00
Accum Gain Loss - 461	0.00
Accum Depreciation Fixed Assets	0.00
NET FIXED ASSETS	3,011,614.88
 ACQUISITION ASSETS	
Closing Costs	11,953.00
A/A Closing Costs	0.00
Syndication Costs	0.00
Loan Fees	23,227.00
Accum Amort Loan Fees	-6,000.36
Personal Property	100,000.00
Accum Depreciation Personal Property	-25,833.23
Organization Costs	4,018.07
Accum Amort Organization Costs	0.00
NET ACQUISITION ASSETS	107,364.48
 CAPITALIZED IMPROVEMENTS	
Improvements Prior 2000	0.00
2001 Bathroom Improvements	0.00
2001 Kitchen Improvements	0.00
2001 Floor Improvements	0.00
2001 Window Improvements	0.00
2001 Building Improvements	0.00
2001 Roof Improvements	0.00
2001 Other Improvements	0.00
2002 Bathroom Improvements	0.00
2002 Kitchen Improvements	0.00
2002 Floor Improvements	0.00
2002 Window Improvements	0.00
2002 Building Improvements	0.00
2002 Roof Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2002 Other Improvements	0.00
2002 Improvement Salaries	0.00
2003 Bathroom Improvements	0.00
2003 Kitchen Improvements	0.00
2003 Floor Improvements	0.00
2003 Window Improvements	0.00
461-2003 Windows Improvements	0.00
501-2003 Window Improvement	0.00
2003 Building Improvements	0.00
461-2003 Building Improvements	0.00
501-2003 Building Improvements	0.00
2003 Roof Improvements	0.00
2003 Other Improvements	0.00
461-2003 Other Improvements	0.00
501-2003 Other Improvements	0.00
2004 Bathroom Improvements	0.00
2004 Kitchen Improvements	0.00
2004 Floor Improvements	0.00
461-2004 Floor Improvements	0.00
501-2004 Floor Improvements	0.00
2004 Window Improvements	0.00
461-2004 Window Improvements	0.00
501-2004 Window Improvements	0.00
2004 Building Improvements	0.00
2004 Roof Improvements	0.00
2004 Other Improvements	0.00
461-2004 Other Improvements	0.00
501-2004 Other Improvements	0.00
2005 Bathroom Improvements	0.00
2005 Kitchen Improvements	0.00
461-2005 Kitchen Improvements	0.00
501-2005 Kitchen Improvements	0.00
2005 Floor Improvements	0.00
461-2005 Floor Improvements	0.00
501-2005 Floor Improvements	0.00
2005 Window Improvements	0.00
2005 Building Improvements	0.00
2005 Roof Improvements	0.00
2005 Other Improvements	0.00
461-2005 Other Improvements	0.00
501-2005 Other Improvements	0.00
2005 Improvement Salaries	0.00
2006 Bathroom Improvements	0.00
2006 Kitchen Improvements	0.00
461-2006 Kitchen Improvements	0.00
501-2006 Kitchen Improvements	0.00
2006 Floor Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
461-2006 Floor Improvements	0.00
501-2006 Floor Improvements	0.00
2006 Window Improvements	0.00
2006 Building Improvements	0.00
461-2006 Building Improvements	0.00
501-2006 Building Improvements	0.00
2006 Roof Improvements	0.00
2006 Other Improvements	0.00
2007 Bathroom Improvements	0.00
461-2007 Bathroom Improvements	0.00
501-2007 Bathroom Improvements	0.00
2007 Kitchen Improvements	0.00
2007 Floor Improvements	0.00
461-2007 Floor Improvements	0.00
501-2007 Floor Improvements	0.00
2007 Window Improvements	0.00
2007 Building Improvements	0.00
461-2007 Building Improvements	0.00
501-2007 Building Improvements	0.00
2007 Roof Improvements	0.00
2007 Other Improvements	0.00
461-2007 Other Improvements	0.00
501-2007 Other Improvements	0.00
2008 Bathroom Improvements	0.00
461-2008 Bathrooms Improvements	0.00
501-2008 Bathroom Improvements	0.00
2008 Kitchen Improvements	0.00
461-2008 Kitchen Improvements	0.00
501-2008 Kitchen Improvements	0.00
2008 Floor Improvements	0.00
461-2008 Floor Improvements	0.00
501-2008 Floor Improvements	0.00
2008 Window Improvements	0.00
2008 Building Improvements	0.00
2008 Roof Improvements	0.00
2008 Other Improvements	0.00
461-2008 Other Improvements	0.00
501-2008 Other Improvements	0.00
2009 Bathroom Improvements	0.00
2009 Kitchen Improvements	0.00
2009 Floor Improvements	0.00
2009 Window Improvements	0.00
2009 Building Improvements	0.00
2009 Roof Improvements	0.00
2009 Other Improvements	0.00
461-2009 Other Improvements	0.00
501-2009 Other Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2010 Other Improvements	0.00
2011 Other Improvements	0.00
2012 Other Improvements	0.00
2013 Other Improvements	0.00
2013-Roof Improvement	0.00
2014 Other Improvements	0.00
2014 T/O Misc. Expense	0.00
2014 T/O Materials	0.00
2014 T/O Outside Vendor	0.00
2014 - Roof	0.00
2015 Other Improvements	0.00
T/O Misc. Exp.	0.00
2015 T/O Materiales	0.00
T/O Outside Vendor	0.00
2016 Other Improvements	0.00
2016 T/O Misc. Exp.	0.00
2016 T/O Materials	0.00
2016 T/O outside vendors	0.00
2016 Hills Assessments	0.00
2017 Other Improvements	10,134.90
2017 T/O Misc. Exp.	0.00
2017 T/O Materials	1,675.13
2017 T/O Outside Vendor	4,260.00
2017 Hills Assessments	0.00
2018 Other Improvements	5,529.85
2018 T/O Misc. Exp.	0.00
2018 T/O Materials	1,791.78
2018 T/O Outside Vendor	15,570.00
2018 Hills Assessments	0.00
2019 Other Improvements	65,617.52
2019 T/O Misc. Exp.	0.00
2019 T/O Materials	318.96
2019 T/O Outside Vendor	13,745.00
2019 Hills Assessments	0.00
2020 Other Improvements	0.00
2020 T/O Misc. Exp.	0.00
2020 T/O Materials	1,400.97
2020 T/O Outside Vendor	3,150.00
2020 Hills Assessments	0.00
TOTAL CAPITAL IMPROVEMENTS	123,194.11
Accum Deprec - Capital Improvements	126,733.26
NET CAPITALIZED IMPROVEMENTS	-3,539.15
OTHER ASSETS	
Security Deposits	0.00
Investment - LLC 21	0.00
Investment - LLC 24	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Investment - LLC 27	0.00
Investment - LLC 28	0.00
Investment - LLC 29	0.00
Investment - LLC 25	0.00
Investment - LLC 26	0.00
Investment - LLC 31	0.00
Investment - LLC 34	0.00
Investment - LLC 35	0.00
Investment - LLC 36	0.00
Investment LLC 37	0.00
Investment LLC 38	0.00
Investment - LLC 39	0.00
Investment - LLC 40	0.00
Investment - LLC 41	0.00
Investment - LLC 42	0.00
Investment - LLC 43	0.00
	0.00
investment - LLC 45	0.00
<i>Investment in 48</i>	<i>0.00</i>
BofA Teller Rental	0.00
Investment - 16914	0.00
Investment - Rafael Gardens	0.00
Investment - 1129 3rd Street	0.00
LP Units	0.00
Investment - US Performing Arts	0.00
Investment - Marin CoWork	0.00
Limited Liability Companies	0.00
LONG TERM RECEIVABLES	
PISF I	0.00
Duffy Due to/from	0.00
PISF III	0.00
PISF IV	0.00
PISF VI	0.00
PISF VII	0.00
PISF IX	0.00
PISF XI	0.00
PISF XII	0.00
PISF XIII	0.00
PISF XIV	0.00
PISF XV	0.00
PISF XVI	0.00
PISF XVII	0.00
PISF XVIII	0.00
461 Due To/From	0.00
501 Due/To From	0.00
Hammondale Due To/From	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
21 Due/to From	0.00
In process Lease litigation	0.00
LLC 20	0.00
LLC 21	0.00
LLC 22	-100.22
LLC 23	0.00
LLC 24	0.00
LLC 25	0.00
LLC 26	0.00
LLC 27	0.00
LLC 28	0.00
LLC 29	0.00
LLC 30	0.00
LLC 30	0.00
LLC 31	0.00
LLC 32	0.00
LLC 33	0.00
LLC 34	0.00
LLC 35	0.00
LLC 36	0.00
LLC 37	0.00
LLC 38	0.00
LLC 39	0.00
LLC 40	0.00
LLC 41	0.00
LLC 42	0.00
LLC 43	0.00
LLC 44	0.00
LLC 45	0.00
LLC 46	0.00
LLC 47	0.00
LLC 48	0.00
Due to/from LLC 49	0.00
PI LLC 50	0.00
PI 51 LLC	0.00
Due to/from Gate 5	0.00
PV 1 Due to/from	0.00
885 Due to/from	0.00
107 Due to/from	0.00
481 Due to/from	0.00
515 Due to/from	0.00
300 Due to/From PISF	0.00
Paul Drive Due to/from	0.00
353 BMK due to/from	0.00
49 Ignacio due to/from	0.00
Due To/From GP	-168,000.00
Due To/From 16914	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Due To/From PISF, Inc.	0.00
Due To/From PIM	0.00
Note Receivable	0.00
7200 Redwood Due to/From	0.00
355 Due to / from	0.00
Due to/from 350 Ignacio Assoc.	0.00
1222 Due to/from	0.00
419 Prospect due to/from	0.00
TOTAL LONG TERM RECEIVABLES	-168,100.22
TOTAL ASSETS	2,962,262.39
LIABILITIES & EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	1,196.14
Deferred Revenue	0.00
Unearned Rent	28,131.51
FTB Taxes Payable	0.00
PPP Loan	0.00
Property Tax Payable	3,877.02
Insurance Payable	0.00
Accrued Expenses	0.00
TOTAL CURRENT LIABILITIES	33,204.67
LONG TERM LIABILITIES	
Notes Payable	0.00
Notes Payable LLC 48	0.00
Deed of Trust Payable	0.00
Accrued Interest	0.00
Security Deposits Liability	13,320.00
Security Deposit Clearing	0.00
Pet Deposit Payable	500.00
Unearned Income	0.00
Mortgage Payable	2,051,507.54
1st Mortgage 461	0.00
2nd Mortgage 461	0.00
1st Mortgage 501	0.00
1st Deed 350, Suite 201	0.00
2nd Deed 350, Suite 201	0.00
1st Deed 350, Suite 200	0.00
First Mortgage 350 Suite 203	0.00
1st Deed 350 Suites 101, 103	0.00
Other Liabilities	0.00
Accum K-1 Losses	0.00
1st Mortgage Gate 5	0.00
2nd Deed Gate 5	0.00
1st Mortgage Duffy Place	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2nd Deed Duffy Place	0.00
1st Mortgage 49 Ignacio	0.00
2nd Deed 49 Ignacio	0.00
TOTAL LONG TERM LIABILITIES	2,065,327.54
TOTAL LIABILITIES	2,098,532.21
EQUITY	
Common Stock	0.00
Capital Contributions	1,450,000.00
Capital Receivable	0.00
Less: Repurchased Units	0.00
TIC Ownership	0.00
L.P. Distributions	0.00
G.P. Distributions	0.00
Premium on Repurch Units	0.00
Previous Period Adjmts	0.00
Member Distribution	-211,071.43
Dist. 38 to 20	0.00
Dist. 38 to 21	0.00
Dist. 37 to 22	0.00
Inter Co. PFI - PV1	0.00
Inter Co PFI - Gate 5	0.00
Inter Co PFI - Duffy	0.00
Inter Co PFI - Hamm	0.00
Inter Co PFI - 107	0.00
Inter Co PFI - 461	0.00
Inter Co PFI - 501	0.00
Inter Co PFI - 49	0.00
Inter Co PFI - 885	0.00
Inter Co. PFI - 515	0.00
Inter-Co PFI - 355	0.00
InterCo PFI - 7200	0.00
InterCo PFI-117	0.00
InterCo PFI - 7 Merry	0.00
InterCo PFI - 16914	0.00
InterCo PFI - Paul	0.00
InterCo PFI - 353	0.00
InterCo PFI - 1506	0.00
InterCo PFI - 1222	0.00
InterCo PFI - 419	0.00
Inter Co PFI - 19 Merrydale	0.00
Inter Co PFI - 1129	0.00
Inter Co PFI - 1315	0.00
Inter-Co. PFI - 1732	0.00
Inter-Co PFI-390	0.00
Inter Co PFI-santaland	0.00
Retained Earnings	-319,742.73

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Retained Earnings - Owned Properties	0.00
K1-Losses	0.00
Net Income (Loss) Current	-55,455.66
Appliance Depreciation	0.00
TOTAL EQUITY	863,730.18
TOTAL LIABILITIES & EQUITY	2,962,262.39
Total of All	0.00

Exhibit A-2: Statement of Income (*Loss*) for Professional Investors 29, LLC for period ending 9/1/2020

[Provide a statement of income (*loss*) for the following periods:

(i) For the initial report:

- a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and
- b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	274,207.49	96.47	274,207.49	96.47
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	3,126.57	1.10	3,126.57	1.10
Prior Year Recovery Income	1,384.55	0.49	1,384.55	0.49
Utility Income	5,527.37	1.94	5,527.37	1.94
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	284,245.98	100.00	284,245.98	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	40,616.23	14.29	40,616.23	14.29
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	2,832.50	1.00	2,832.50	1.00
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	4,500.00	1.58	4,500.00	1.58

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	57.80	0.02	57.80	0.02
TOTAL RENTING EXPENSE	48,006.53	16.89	48,006.53	16.89
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	333.00	0.12	333.00	0.12
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	130.00	0.05	130.00	0.05
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	22.04	0.01	22.04	0.01
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	0.00	0.00	0.00	0.00
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	107.64	0.04	107.64	0.04
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	592.68	0.21	592.68	0.21
MANAGEMENT EXPENSES				
Manager - Apartment Unit	1,672.56	0.59	1,672.56	0.59
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	2,764.64	0.97	2,764.64	0.97
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	16,308.55	5.74	16,308.55	5.74
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	21.20	0.01	21.20	0.01
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	111.00	0.04	111.00	0.04
TOTAL MANAGEMENT E...	20,877.95	7.34	20,877.95	7.34
UTILITIES EXPENSE				
Gas & Electricity	11,169.77	3.93	11,169.77	3.93
Utilities Credits or rebates	-1,078.88	-0.38	-1,078.88	-0.38
Sewer	0.00	0.00	0.00	0.00
Water	4,594.29	1.62	4,594.29	1.62
Garbage & Trash Removal	2,294.21	0.81	2,294.21	0.81
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	2,201.80	0.77	2,201.80	0.77
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	19,181.19	6.75	19,181.19	6.75
REPAIRS & MAINTENANCE				
R&M Unit	829.14	0.29	829.14	0.29
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	0.00	0.00	0.00	0.00
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	2,040.45	0.72	2,040.45	0.72
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	875.00	0.31	875.00	0.31
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	439.18	0.15	439.18	0.15
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	1,580.14	0.56	1,580.14	0.56
R&M - Electrical Supplies	181.42	0.06	181.42	0.06
R&M - Landscaping Supplies	1,099.39	0.39	1,099.39	0.39
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	797.84	0.28	797.84	0.28
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

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	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	-42.74	-0.02	-42.74	-0.02
Locks & Keys	1,131.05	0.40	1,131.05	0.40
R&M - Painting Supplies	45.87	0.02	45.87	0.02
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	8,976.74	3.16	8,976.74	3.16

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	650.00	0.23	650.00	0.23
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	0.00	0.00	0.00	0.00
Contract R&M	186.92	0.07	186.92	0.07
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	4,260.00	1.50	4,260.00	1.50
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	2,600.00	0.91	2,600.00	0.91
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	7,696.92	2.71	7,696.92	2.71
TAXES				
Real Estate Taxes	46,360.32	16.31	46,360.32	16.31
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	46,360.32	16.31	46,360.32	16.31
INSURANCE EXPENSE				
Package Insurance	3,181.91	1.12	3,181.91	1.12
Earthquake Insurance	3,327.33	1.17	3,327.33	1.17
Umbrella Insurance	1,575.00	0.55	1,575.00	0.55
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	8,084.24	2.84	8,084.24	2.84
TOTAL OPERATING EXPENSES	159,776.57	56.21	159,776.57	56.21
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	-25.00	-0.01	-25.00	-0.01
Late Charges	-600.00	-0.21	-600.00	-0.21
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	107.26	0.04	107.26	0.04
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-517.74	-0.18	-517.74	-0.18
NET OPERATING INCOME	124,987.15	43.97	124,987.15	43.97
DEBT SERVICE EXPENSE				
Mortgage Interest	90,175.60	31.72	90,175.60	31.72
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	90,175.60	31.72	90,175.60	31.72
NET INC.BEFORE DEP.& TAX	34,811.55	12.25	34,811.55	12.25
DEPREC. & AMORT. EXPENSES				
Building Depreciation	89,564.64	31.51	89,564.64	31.51
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	9,999.96	3.52	9,999.96	3.52
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	83,230.36	29.28	83,230.36	29.28
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	2,322.72	0.82	2,322.72	0.82

Income Statement

Period = Jan 2019-Dec 2019

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	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	185,117.68	65.13	185,117.68	65.13
NET INC.(LOSS) BEF.TAXES	-150,306.13	-52.88	-150,306.13	-52.88
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	2,825.59	0.99	2,825.59	0.99
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	2,825.59	0.99	2,825.59	0.99
NET INCOME (LOSS)BK	-153,131.72	-53.87	-153,131.72	-53.87
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	163,306.76	98.06	163,306.76	98.06
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	1,132.25	0.68	1,132.25	0.68
Prior Year Recovery Income	436.93	0.26	436.93	0.26
Utility Income	1,669.70	1.00	1,669.70	1.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	166,545.64	100.00	166,545.64	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	25,737.90	15.45	25,737.90	15.45
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	367.94	0.22	367.94	0.22
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	26,105.84	15.67	26,105.84	15.67
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	222.00	0.13	222.00	0.13
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	212.00	0.13	212.00	0.13
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	57.48	0.03	57.48	0.03
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	65.00	0.04	65.00	0.04
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	556.48	0.33	556.48	0.33
MANAGEMENT EXPENSES				
Manager - Apartment Unit	701.54	0.42	701.54	0.42
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	1,776.55	1.07	1,776.55	1.07
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	9,771.41	5.87	9,771.41	5.87
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	12,249.50	7.36	12,249.50	7.36
UTILITIES EXPENSE				
Gas & Electricity	5,339.48	3.21	5,339.48	3.21
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	2,734.43	1.64	2,734.43	1.64
Garbage & Trash Removal	1,266.66	0.76	1,266.66	0.76
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	1,086.63	0.65	1,086.63	0.65
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	10,427.20	6.26	10,427.20	6.26
REPAIRS & MAINTENANCE				
R&M Unit	796.68	0.48	796.68	0.48
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	2,082.50	1.25	2,082.50	1.25
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	380.00	0.23	380.00	0.23
R&M - Roofing	379.00	0.23	379.00	0.23
R&M - Miscellaneous	352.50	0.21	352.50	0.21
R&M - Windows	130.00	0.08	130.00	0.08
R&M - HVAC	1,595.00	0.96	1,595.00	0.96
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	517.00	0.31	517.00	0.31
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	290.00	0.17	290.00	0.17
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	0.00	0.00	0.00	0.00
R&M - Electrical Supplies	1,378.58	0.83	1,378.58	0.83
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	1,817.11	1.09	1,817.11	1.09
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	484.62	0.29	484.62	0.29
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	272.62	0.16	272.62	0.16
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	85.77	0.05	85.77	0.05
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	10,561.38	6.34	10,561.38	6.34

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	0.00	0.00	0.00	0.00
Contract R&M	0.00	0.00	0.00	0.00
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	8,545.00	5.13	8,545.00	5.13
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	445.00	0.27	445.00	0.27
Contract - Landscaping	3,400.00	2.04	3,400.00	2.04
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	1,221.00	0.73	1,221.00	0.73
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	13,611.00	8.17	13,611.00	8.17
TAXES				
Real Estate Taxes	26,975.20	16.20	26,975.20	16.20
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	26,975.20	16.20	26,975.20	16.20
INSURANCE EXPENSE				
Package Insurance	2,001.44	1.20	2,001.44	1.20
Earthquake Insurance	2,091.25	1.26	2,091.25	1.26
Umbrella Insurance	918.75	0.55	918.75	0.55
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	5,011.44	3.01	5,011.44	3.01
TOTAL OPERATING EXPENSES	105,498.04	63.34	105,498.04	63.34
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	-75.00	-0.04	-75.00	-0.04
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-75.00	-0.04	-75.00	-0.04
NET OPERATING INCOME	61,122.60	36.70	61,122.60	36.70
DEBT SERVICE EXPENSE				
Mortgage Interest	51,947.24	31.19	51,947.24	31.19
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	51,947.24	31.19	51,947.24	31.19
NET INC.BEFORE DEP.& TAX	9,175.36	5.51	9,175.36	5.51
DEPREC. & AMORT. EXPENSES				
Building Depreciation	50,412.88	30.27	50,412.88	30.27
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	5,833.31	3.50	5,833.31	3.50
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	7,029.91	4.22	7,029.91	4.22
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	1,354.92	0.81	1,354.92	0.81

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	64,631.02	38.81	64,631.02	38.81
NET INC.(LOSS) BEF.TAXES	-55,455.66	-33.30	-55,455.66	-33.30
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	0.00	0.00	0.00	0.00
Taxes - Other	0.00	0.00	0.00	0.00
NET INCOME (LOSS)BK	-55,455.66	-33.30	-55,455.66	-33.30
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Exhibit A-3: Statement of Cash Flows for **Professional Investors 29, LLC** for period ending 9/1/2020

[Provide a statement of changes in cash position for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.



Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	274,207.49	96.47	274,207.49	96.47
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	3,126.57	1.10	3,126.57	1.10
Prior Year Recovery Income	1,384.55	0.49	1,384.55	0.49
Utility Income	5,527.37	1.94	5,527.37	1.94
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	284,245.98	100.00	284,245.98	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	40,616.23	14.29	40,616.23	14.29
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	2,832.50	1.00	2,832.50	1.00
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	4,500.00	1.58	4,500.00	1.58

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	57.80	0.02	57.80	0.02
TOTAL RENTING EXPENSE	48,006.53	16.89	48,006.53	16.89
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	333.00	0.12	333.00	0.12
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	130.00	0.05	130.00	0.05
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	22.04	0.01	22.04	0.01
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	0.00	0.00	0.00	0.00
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	107.64	0.04	107.64	0.04
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	592.68	0.21	592.68	0.21
MANAGEMENT EXPENSES				
Manager - Apartment Unit	1,672.56	0.59	1,672.56	0.59
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	2,764.64	0.97	2,764.64	0.97
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	16,308.55	5.74	16,308.55	5.74
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	21.20	0.01	21.20	0.01
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	111.00	0.04	111.00	0.04
TOTAL MANAGEMENT E...	20,877.95	7.34	20,877.95	7.34
UTILITIES EXPENSE				
Gas & Electricity	11,169.77	3.93	11,169.77	3.93
Utilities Credits or rebates	-1,078.88	-0.38	-1,078.88	-0.38
Sewer	0.00	0.00	0.00	0.00
Water	4,594.29	1.62	4,594.29	1.62
Garbage & Trash Removal	2,294.21	0.81	2,294.21	0.81
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	2,201.80	0.77	2,201.80	0.77
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	19,181.19	6.75	19,181.19	6.75
REPAIRS & MAINTENANCE				
R&M Unit	829.14	0.29	829.14	0.29
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	0.00	0.00	0.00	0.00
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	2,040.45	0.72	2,040.45	0.72
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	875.00	0.31	875.00	0.31
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	439.18	0.15	439.18	0.15
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	1,580.14	0.56	1,580.14	0.56
R&M - Electrical Supplies	181.42	0.06	181.42	0.06
R&M - Landscaping Supplies	1,099.39	0.39	1,099.39	0.39
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	797.84	0.28	797.84	0.28
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

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	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	-42.74	-0.02	-42.74	-0.02
Locks & Keys	1,131.05	0.40	1,131.05	0.40
R&M - Painting Supplies	45.87	0.02	45.87	0.02
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	8,976.74	3.16	8,976.74	3.16

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	650.00	0.23	650.00	0.23
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	0.00	0.00	0.00	0.00
Contract R&M	186.92	0.07	186.92	0.07
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	4,260.00	1.50	4,260.00	1.50
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	2,600.00	0.91	2,600.00	0.91
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	7,696.92	2.71	7,696.92	2.71
TAXES				
Real Estate Taxes	46,360.32	16.31	46,360.32	16.31
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	46,360.32	16.31	46,360.32	16.31
INSURANCE EXPENSE				
Package Insurance	3,181.91	1.12	3,181.91	1.12
Earthquake Insurance	3,327.33	1.17	3,327.33	1.17
Umbrella Insurance	1,575.00	0.55	1,575.00	0.55
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	8,084.24	2.84	8,084.24	2.84
TOTAL OPERATING EXPENSES	159,776.57	56.21	159,776.57	56.21
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	-25.00	-0.01	-25.00	-0.01
Late Charges	-600.00	-0.21	-600.00	-0.21
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	107.26	0.04	107.26	0.04
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-517.74	-0.18	-517.74	-0.18
NET OPERATING INCOME	124,987.15	43.97	124,987.15	43.97
DEBT SERVICE EXPENSE				
Mortgage Interest	90,175.60	31.72	90,175.60	31.72
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	90,175.60	31.72	90,175.60	31.72
NET INC.BEFORE DEP.& TAX	34,811.55	12.25	34,811.55	12.25
DEPREC. & AMORT. EXPENSES				
Building Depreciation	89,564.64	31.51	89,564.64	31.51
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	9,999.96	3.52	9,999.96	3.52
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	83,230.36	29.28	83,230.36	29.28
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	2,322.72	0.82	2,322.72	0.82

Cash Flow Statement

Period = Jan 2019-Dec 2019

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	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	185,117.68	65.13	185,117.68	65.13
NET INC.(LOSS) BEF.TAXES	-150,306.13	-52.88	-150,306.13	-52.88
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	2,825.59	0.99	2,825.59	0.99
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	2,825.59	0.99	2,825.59	0.99
NET INCOME (LOSS)BK	-153,131.72	-53.87	-153,131.72	-53.87
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00
Adjustments				
Outside Management Income	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0.00
Period to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	2,572.05	2,826.15	254.10	
1015 -Reserve Account	0.00	0.00	0.00	
Total Cash	2,572.05	2,826.15	254.10	
Year to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	2,572.05	2,826.15	254.10	
1015 -Reserve Account	0.00	0.00	0.00	
Total Cash	2,572.05	2,826.15	254.10	

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	163,306.76	98.06	163,306.76	98.06
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	1,132.25	0.68	1,132.25	0.68
Prior Year Recovery Income	436.93	0.26	436.93	0.26
Utility Income	1,669.70	1.00	1,669.70	1.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	166,545.64	100.00	166,545.64	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	25,737.90	15.45	25,737.90	15.45
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	367.94	0.22	367.94	0.22
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	26,105.84	15.67	26,105.84	15.67
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	222.00	0.13	222.00	0.13
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	212.00	0.13	212.00	0.13
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	57.48	0.03	57.48	0.03
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	65.00	0.04	65.00	0.04
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	556.48	0.33	556.48	0.33
MANAGEMENT EXPENSES				
Manager - Apartment Unit	701.54	0.42	701.54	0.42
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	1,776.55	1.07	1,776.55	1.07
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	9,771.41	5.87	9,771.41	5.87
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	12,249.50	7.36	12,249.50	7.36
UTILITIES EXPENSE				
Gas & Electricity	5,339.48	3.21	5,339.48	3.21
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	2,734.43	1.64	2,734.43	1.64
Garbage & Trash Removal	1,266.66	0.76	1,266.66	0.76
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	1,086.63	0.65	1,086.63	0.65
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	10,427.20	6.26	10,427.20	6.26
REPAIRS & MAINTENANCE				
R&M Unit	796.68	0.48	796.68	0.48
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	2,082.50	1.25	2,082.50	1.25
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	380.00	0.23	380.00	0.23
R&M - Roofing	379.00	0.23	379.00	0.23
R&M - Miscellaneous	352.50	0.21	352.50	0.21
R&M - Windows	130.00	0.08	130.00	0.08
R&M - HVAC	1,595.00	0.96	1,595.00	0.96
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	517.00	0.31	517.00	0.31
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	290.00	0.17	290.00	0.17
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	0.00	0.00	0.00	0.00
R&M - Electrical Supplies	1,378.58	0.83	1,378.58	0.83
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	1,817.11	1.09	1,817.11	1.09
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	484.62	0.29	484.62	0.29
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	272.62	0.16	272.62	0.16
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	85.77	0.05	85.77	0.05
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	10,561.38	6.34	10,561.38	6.34

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	0.00	0.00	0.00	0.00
Contract R&M	0.00	0.00	0.00	0.00
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	8,545.00	5.13	8,545.00	5.13
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	445.00	0.27	445.00	0.27
Contract - Landscaping	3,400.00	2.04	3,400.00	2.04
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	1,221.00	0.73	1,221.00	0.73
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	13,611.00	8.17	13,611.00	8.17
TAXES				
Real Estate Taxes	26,975.20	16.20	26,975.20	16.20
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	26,975.20	16.20	26,975.20	16.20
INSURANCE EXPENSE				
Package Insurance	2,001.44	1.20	2,001.44	1.20
Earthquake Insurance	2,091.25	1.26	2,091.25	1.26
Umbrella Insurance	918.75	0.55	918.75	0.55
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	5,011.44	3.01	5,011.44	3.01
TOTAL OPERATING EXPENSES	105,498.04	63.34	105,498.04	63.34
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	-75.00	-0.04	-75.00	-0.04
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-75.00	-0.04	-75.00	-0.04
NET OPERATING INCOME	61,122.60	36.70	61,122.60	36.70
DEBT SERVICE EXPENSE				
Mortgage Interest	51,947.24	31.19	51,947.24	31.19
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	51,947.24	31.19	51,947.24	31.19
NET INC.BEFORE DEP.& TAX	9,175.36	5.51	9,175.36	5.51
DEPREC. & AMORT. EXPENSES				
Building Depreciation	50,412.88	30.27	50,412.88	30.27
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	5,833.31	3.50	5,833.31	3.50
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	7,029.91	4.22	7,029.91	4.22
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	1,354.92	0.81	1,354.92	0.81

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	64,631.02	38.81	64,631.02	38.81
NET INC.(LOSS) BEF.TAXES	-55,455.66	-33.30	-55,455.66	-33.30
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	0.00	0.00	0.00	0.00
Taxes - Other	0.00	0.00	0.00	0.00
NET INCOME (LOSS)BK	-55,455.66	-33.30	-55,455.66	-33.30
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00
Adjustments				
Outside Management Income	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0.00
Period to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	2,826.15	10,667.87	7,841.72	
1015 -Reserve Account	0.00	0.00	0.00	
Total Cash	2,826.15	10,667.87	7,841.72	
Year to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	2,826.15	10,667.87	7,841.72	
1015 -Reserve Account	0.00	0.00	0.00	
Total Cash	2,826.15	10,667.87	7,841.72	

Exhibit A-4: Statement of Changes in Shareholders'/Partners' Equity (*Deficit*) for Professional Investors 29, LLC for period ending 9/1/2020

[Provide a statement of changes in shareholders'/partners equity (*deficit*) for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The Debtor's professionals are in the process of conducting a forensic review of the Debtor's and controlled entities' records necessary to determine changes in the shareholders'/partners' equity ownership for the controlled entities. The Debtor will submit an updated report to the Court once this information is available.

Exhibit B: Description of Operations for Professional Investors 29, LLC

[Describe the nature and extent of the Debtor's interest in the Controlled Non-Debtor Entity.

Describe the business conducted and intended to be conducted by the Controlled Non-Debtor Entity, focusing on the entity's dominant business segments.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

The Controlled Non-Debtor Entity owns a residential property which is operated by PFI. The units are leased as residences to tenants.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit C: Description of Intercompany Claims

[List and describe the Controlled Non-Debtor Entity's claims against any other Controlled Non-Debtor Entity, together with the basis for such claims and whether each claim is contingent, unliquidated or disputed.]

Describe the source of this information.]

The source of this information is derived for the companies' Accounting System.

The companies' books show no intercompany claim.

Exhibit D: Allocation of Tax Liabilities and Assets

[Describe how income, losses, tax payments, tax refunds, or other tax attributes relating to federal, state, or local taxes have been allocated between or among the Controlled Non-Debtor Entity and one or more other Controlled Non-Debtor Entities.

Include a copy of each tax sharing or tax allocation agreement to which the entity is a party with any other Controlled Non-Debtor Entity.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System and conversations with the remaining employees of the company.

Tax liabilities are not allocated among or between any other Controlled Non-Debtor Entity.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit E: Description of Controlled Non-Debtor Entity's payments of Administrative Expenses, or Professional Fees otherwise payable by a Debtor


[Describe any payment made, or obligations incurred (or claims purchased), by the Controlled Non-Debtor Entity in connection with any claims, administrative expenses, or professional fees that have been or could be asserted against any Debtor.

Describe the source of this information.]

Based on a review of the Non-Debtor Entity's Accounting System records and conversations with current employees, the Debtor is not aware of any payments made or obligations incurred by the Controlled Non-Debtor Entity that would otherwise be payable by Debtor.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

 Exhibit A: Financial Statements for Professional Investors 30, LLC

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit A-1: Balance Sheet for Professional Investors 30, LLC as of 9/1/2020

[Provide a balance sheet dated as of the end of the most recent 3-month period of the current fiscal year and as of the end of the preceding fiscal year.]

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Balance Sheet

Period = Dec 2019

Book = Accrual

Current Balance**ASSETS****CURRENT ASSETS****CASH**

1010 - Checking	39,041.49
461 Bank Acct	0.00
501 Bank Acct	0.00
1015 -Reserve Account	5,000.00
1020 OLD Clearing	0.00
PFI First Community	0.00
Clearing	0.00
PISF Inc. Transfer	0.00
PFI Cash - Transfer	0.00
Money Market	0.00
Escrow Account	0.00
Fremont Checking Account	0.00
Interest Cash	0.00
Petty Cash	0.00
Cash Hammondale	0.00
Cash 461	0.00
Cash 501	0.00
TOTAL CASH	44,041.49

RECEIVABLES

Property Receivables	0.00
Loan Receivables	0.00
Other Receivables	0.00
Officer - Due to/from	0.00

ACCOUNTS RECEIVABLES

A/R Rent Due	154,876.62
A/R Other - Melissa B	0.00
A/R Other - People home equity	0.00
A/R Collections	0.00
A/R Security Deposits	0.00
TOTAL ACCOUNTS RECEIVABLES	154,876.62

RESERVES & PREPAIDS

Reserve - Insurance	8,220.76
Reserve - Improvements	5,360.00
Prepaid Maint. Contract	0.00
Prepaid - Leasing Comm.	0.00
Prepaid - Leasing Comm.	0.00
Prepaid Mortgage Interest	0.00
Prepaid Taxes	0.00
TOTAL RESERVES & PREPAIDS	13,580.76
TOTAL CURRENT ASSETS	212,498.87

Balance Sheet

Period = Dec 2019

Book = Accrual

Current Balance**FIXED ASSETS**

Land - Hammondale	0.00
Land	1,950,000.00
Land - 501	0.00
Land - PI 20 LLC	0.00
Land - 200 Gate 5	0.00
Land - Duffy	0.00
Land - 49 Ignacio	0.00
Land - 350 Ignacio Suite 200	0.00
Land - PI 21 LLC	0.00
Land 30 Clay Court	0.00
Land - 690 DeLong	0.00
Building	5,040,000.00
Fixtures & Appliances	0.00
Improvements	0.00
Additional basis	0.00
Accum Depreciation	-605,819.23
Building - 501	0.00
Accum Depreciation Building - 501	0.00
Building - PI 20	0.00
A/D Building PI 20	0.00
Building - 200 Gate 5	0.00
Open	0.00
Accum Depreciation Gate 5	0.00
Buidling Duffy Place	0.00
Accum Depreciation Duffy Place	0.00
Building 49 Ignacio	0.00
Accum Depreciation 49 Ignacio	0.00
Building - Hammondale	0.00
Accum Depr Hammondale	0.00
350 Ignacio #200	0.00
A/D 350 Ignacio #200	0.00
350 Ignacio #101	0.00
A/D 350 Ignacio #101	0.00
Building - 30 Clay Ct.	0.00
A/D 30 Clay Ct.	0.00
Building 690 DeLong	0.00
A/D Building 690 DeLong	0.00
350 Ignacio #103	0.00
A/D 350 Ingacio #103	0.00
350 Ignacio #201	0.00
350 Ignacio # 203	0.00
A/D 350 Ignacio #203	0.00
350 Ignacio #100	0.00
A/D Ignacio #100	0.00
350 Ignacio #300	0.00
A/D 350 Ignacio #300	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Furniture and Fixtures	0.00
A/D Furn. & Fixt.	0.00
Furniture & Fixt Hamm	0.00
Furniture & Fixt Gate	0.00
A/D Furn./Fixt. Hamm	0.00
A/D Furn./Fixt. Gate	0.00
Computers	0.00
A/D Computers	0.00
A/V Equipment	0.00
Vehicles	0.00
A/D Vehicles	0.00
Tenant Imp. 350 Ignacio	0.00
A/D Tenant Imp.	0.00
Acum. Gain (Loss) Gate	0.00
Accum. Gain (Loss) Hamm	0.00
Accum. Gain (Loss) 501	0.00
Accum Gain Loss - 461	0.00
Accum Depreciation Fixed Assets	0.00
NET FIXED ASSETS	6,384,180.77
ACQUISITION ASSETS	
Closing Costs	10,626.50
A/A Closing Costs	0.00
Syndication Costs	0.00
Loan Fees	123,995.02
Accum Amort Loan Fees	-77,838.00
Personal Property	1,260,000.00
Accum Depreciation Personal Property	-252,000.00
Organization Costs	11,795.40
Accum Amort Organization Costs	0.00
NET ACQUISITION ASSETS	1,076,578.92
CAPITALIZED IMPROVEMENTS	
Improvements Prior 2000	0.00
2001 Bathroom Improvements	0.00
2001 Kitchen Improvements	0.00
2001 Floor Improvements	0.00
2001 Window Improvements	0.00
2001 Building Improvements	0.00
2001 Roof Improvements	0.00
2001 Other Improvements	0.00
2002 Bathroom Improvements	0.00
2002 Kitchen Improvements	0.00
2002 Floor Improvements	0.00
2002 Window Improvements	0.00
2002 Building Improvements	0.00
2002 Roof Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2002 Other Improvements	0.00
2002 Improvement Salaries	0.00
2003 Bathroom Improvements	0.00
2003 Kitchen Improvements	0.00
2003 Floor Improvements	0.00
2003 Window Improvements	0.00
461-2003 Windows Improvements	0.00
501-2003 Window Improvement	0.00
2003 Building Improvements	0.00
461-2003 Building Improvements	0.00
501-2003 Building Improvements	0.00
2003 Roof Improvements	0.00
2003 Other Improvements	0.00
461-2003 Other Improvements	0.00
501-2003 Other Improvements	0.00
2004 Bathroom Improvements	0.00
2004 Kitchen Improvements	0.00
2004 Floor Improvements	0.00
461-2004 Floor Improvements	0.00
501-2004 Floor Improvements	0.00
2004 Window Improvements	0.00
461-2004 Window Improvements	0.00
501-2004 Window Improvements	0.00
2004 Building Improvements	0.00
2004 Roof Improvements	0.00
2004 Other Improvements	0.00
461-2004 Other Improvements	0.00
501-2004 Other Improvements	0.00
2005 Bathroom Improvements	0.00
2005 Kitchen Improvements	0.00
461-2005 Kitchen Improvements	0.00
501-2005 Kitchen Improvements	0.00
2005 Floor Improvements	0.00
461-2005 Floor Improvements	0.00
501-2005 Floor Improvements	0.00
2005 Window Improvements	0.00
2005 Building Improvements	0.00
2005 Roof Improvements	0.00
2005 Other Improvements	0.00
461-2005 Other Improvements	0.00
501-2005 Other Improvements	0.00
2005 Improvement Salaries	0.00
2006 Bathroom Improvements	0.00
2006 Kitchen Improvements	0.00
461-2006 Kitchen Improvements	0.00
501-2006 Kitchen Improvements	0.00
2006 Floor Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
461-2006 Floor Improvements	0.00
501-2006 Floor Improvements	0.00
2006 Window Improvements	0.00
2006 Building Improvements	0.00
461-2006 Building Improvements	0.00
501-2006 Building Improvements	0.00
2006 Roof Improvements	0.00
2006 Other Improvements	0.00
2007 Bathroom Improvements	0.00
461-2007 Bathroom Improvements	0.00
501-2007 Bathroom Improvements	0.00
2007 Kitchen Improvements	0.00
2007 Floor Improvements	0.00
461-2007 Floor Improvements	0.00
501-2007 Floor Improvements	0.00
2007 Window Improvements	0.00
2007 Building Improvements	0.00
461-2007 Building Improvements	0.00
501-2007 Building Improvements	0.00
2007 Roof Improvements	0.00
2007 Other Improvements	0.00
461-2007 Other Improvements	0.00
501-2007 Other Improvements	0.00
2008 Bathroom Improvements	0.00
461-2008 Bathrooms Improvements	0.00
501-2008 Bathroom Improvements	0.00
2008 Kitchen Improvements	0.00
461-2008 Kitchen Improvements	0.00
501-2008 Kitchen Improvements	0.00
2008 Floor Improvements	0.00
461-2008 Floor Improvements	0.00
501-2008 Floor Improvements	0.00
2008 Window Improvements	0.00
2008 Building Improvements	0.00
2008 Roof Improvements	0.00
2008 Other Improvements	0.00
461-2008 Other Improvements	0.00
501-2008 Other Improvements	0.00
2009 Bathroom Improvements	0.00
2009 Kitchen Improvements	0.00
2009 Floor Improvements	0.00
2009 Window Improvements	0.00
2009 Building Improvements	0.00
2009 Roof Improvements	0.00
2009 Other Improvements	0.00
461-2009 Other Improvements	0.00
501-2009 Other Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2010 Other Improvements	0.00
2011 Other Improvements	0.00
2012 Other Improvements	0.00
2013 Other Improvements	0.00
2013-Roof Improvement	0.00
2014 Other Improvements	0.00
2014 T/O Misc. Expense	0.00
2014 T/O Materials	0.00
2014 T/O Outside Vendor	0.00
2014 - Roof	0.00
2015 Other Improvements	0.00
T/O Misc. Exp.	0.00
2015 T/O Materiales	0.00
T/O Outside Vendor	0.00
2016 Other Improvements	16,600.09
2016 T/O Misc. Exp.	0.00
2016 T/O Materials	0.00
2016 T/O outside vendors	0.00
2016 Hills Assessments	0.00
2017 Other Improvements	327,516.56
2017 T/O Misc. Exp.	0.00
2017 T/O Materials	0.00
2017 T/O Outside Vendor	0.00
2017 Hills Assessments	0.00
2018 Other Improvements	135,053.94
2018 T/O Misc. Exp.	0.00
2018 T/O Materials	0.00
2018 T/O Outside Vendor	0.00
2018 Hills Assessments	0.00
2019 Other Improvements	52,973.57
2019 T/O Misc. Exp.	0.00
2019 T/O Materials	4,970.67
2019 T/O Outside Vendor	35,016.29
2019 Hills Assessments	0.00
2020 Other Improvements	0.00
2020 T/O Misc. Exp.	0.00
2020 T/O Materials	0.00
2020 T/O Outside Vendor	0.00
2020 Hills Assessments	0.00
TOTAL CAPITAL IMPROVEMENTS	572,131.12
Accum Deprec - Capital Improvements	460,093.16
NET CAPITALIZED IMPROVEMENTS	112,037.96
 OTHER ASSETS	
Security Deposits	0.00
Investment - LLC 21	0.00
Investment - LLC 24	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Investment - LLC 27	0.00
Investment - LLC 28	0.00
Investment - LLC 29	0.00
Investment - LLC 25	0.00
Investment - LLC 26	0.00
Investment - LLC 31	0.00
Investment - LLC 34	0.00
Investment - LLC 35	0.00
Investment - LLC 36	0.00
Investment LLC 37	0.00
Investment LLC 38	0.00
Investment - LLC 39	0.00
Investment - LLC 40	0.00
Investment - LLC 41	0.00
Investment - LLC 42	0.00
Investment - LLC 43	0.00
	0.00
investment - LLC 45	0.00
<i>Investment in 48</i>	<i>0.00</i>
BofA Teller Rental	0.00
Investment - 16914	0.00
Investment - Rafael Gardens	0.00
Investment - 1129 3rd Street	0.00
LP Units	0.00
Investment - US Performing Arts	0.00
Investment - Marin CoWork	0.00
Limited Liability Companies	0.00
LONG TERM RECEIVABLES	
PISF I	0.00
Duffy Due to/from	0.00
PISF III	0.00
PISF IV	0.00
PISF VI	0.00
PISF VII	0.00
PISF IX	0.00
PISF XI	0.00
PISF XII	0.00
PISF XIII	0.00
PISF XIV	0.00
PISF XV	0.00
PISF XVI	0.00
PISF XVII	0.00
PISF XVIII	0.00
461 Due To/From	0.00
501 Due/To From	0.00
Hammondale Due To/From	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
21 Due/to From	0.00
In process Lease litigation	0.00
LLC 20	0.00
LLC 21	0.00
LLC 22	0.00
LLC 23	0.00
LLC 24	0.00
LLC 25	0.00
LLC 26	0.00
LLC 27	0.00
LLC 28	0.00
LLC 29	0.00
LLC 30	0.00
LLC 30	0.00
LLC 31	0.00
LLC 32	0.00
LLC 33	0.00
LLC 34	0.00
LLC 35	0.00
LLC 36	0.00
LLC 37	0.00
LLC 38	0.00
LLC 39	0.00
LLC 40	0.00
LLC 41	0.00
LLC 42	0.00
LLC 43	0.00
LLC 44	0.00
LLC 45	0.00
LLC 46	0.00
LLC 47	0.00
LLC 48	0.00
Due to/from LLC 49	0.00
PI LLC 50	0.00
PI 51 LLC	0.00
Due to/from Gate 5	0.00
PV 1 Due to/from	0.00
885 Due to/from	0.00
107 Due to/from	0.00
481 Due to/from	0.00
515 Due to/from	0.00
300 Due to/From PISF	0.00
Paul Drive Due to/from	0.00
353 BMK due to/from	0.00
49 Ignacio due to/from	0.00
Due To/From GP	-186,000.00
Due To/From 16914	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Due To/From PISF, Inc.	0.00
Due To/From PIM	0.00
Note Receivable	0.00
7200 Redwood Due to/From	0.00
355 Due to / from	0.00
Due to/from 350 Ignacio Assoc.	0.00
1222 Due to/from	0.00
419 Prospect due to/from	0.00
TOTAL LONG TERM RECEIVABLES	-186,000.00
TOTAL ASSETS	7,599,296.52
LIABILITIES & EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	0.00
Deferred Revenue	0.00
Unearned Rent	37,660.46
FTB Taxes Payable	0.00
PPP Loan	0.00
Property Tax Payable	0.00
Insurance Payable	0.00
Accrued Expenses	0.00
TOTAL CURRENT LIABILITIES	37,660.46
LONG TERM LIABILITIES	
Notes Payable	0.00
Notes Payable LLC 48	0.00
Deed of Trust Payable	0.00
Accrued Interest	0.00
Security Deposits Liability	57,845.41
Security Deposit Clearing	0.00
Pet Deposit Payable	0.00
Unearned Income	0.00
Mortgage Payable	4,908,823.02
1st Mortgage 461	0.00
2nd Mortgage 461	0.00
1st Mortgage 501	0.00
1st Deed 350, Suite 201	0.00
2nd Deed 350, Suite 201	0.00
1st Deed 350, Suite 200	0.00
First Mortgage 350 Suite 203	0.00
1st Deed 350 Suites 101, 103	0.00
Other Liabilities	0.00
Accum K-1 Losses	0.00
1st Mortgage Gate 5	0.00
2nd Deed Gate 5	0.00
1st Mortgage Duffy Place	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2nd Deed Duffy Place	0.00
1st Mortgage 49 Ignacio	0.00
2nd Deed 49 Ignacio	0.00
TOTAL LONG TERM LIABILITIES	4,966,668.43
TOTAL LIABILITIES	5,004,328.89
EQUITY	
Common Stock	0.00
Capital Contributions	3,800,000.00
Capital Receivable	0.00
Less: Repurchased Units	0.00
TIC Ownership	0.00
L.P. Distributions	0.00
G.P. Distributions	0.00
Premium on Repurch Units	0.00
Previous Period Adjmts	0.00
Member Distribution	-1,031,434.00
Dist. 38 to 20	0.00
Dist. 38 to 21	0.00
Dist. 37 to 22	0.00
Inter Co. PFI - PV1	0.00
Inter Co PFI - Gate 5	0.00
Inter Co PFI - Duffy	0.00
Inter Co PFI - Hamm	0.00
Inter Co PFI - 107	0.00
Inter Co PFI - 461	0.00
Inter Co PFI - 501	0.00
Inter Co PFI - 49	0.00
Inter Co PFI - 885	0.00
Inter Co. PFI - 515	0.00
Inter-Co PFI - 355	0.00
InterCo PFI - 7200	0.00
InterCo PFI-117	0.00
InterCo PFI - 7 Merry	0.00
InterCo PFI - 16914	0.00
InterCo PFI - Paul	0.00
InterCo PFI - 353	0.00
InterCo PFI - 1506	0.00
InterCo PFI - 1222	0.00
InterCo PFI - 419	0.00
Inter Co PFI - 19 Merrydale	0.00
Inter Co PFI - 1129	0.00
Inter Co PFI - 1315	0.00
Inter-Co. PFI - 1732	0.00
Inter-Co PFI-390	0.00
Inter Co PFI-santaland	0.00
Retained Earnings	-78,822.15

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Retained Earnings - Owned Properties	0.00
K1-Losses	0.00
Net Income (Loss) Current	-94,776.22
Appliance Depreciation	0.00
TOTAL EQUITY	2,594,967.63
TOTAL LIABILITIES & EQUITY	7,599,296.52
Total of All	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

Current Balance**ASSETS****CURRENT ASSETS****CASH**

1010 - Checking	58,829.10
461 Bank Acct	0.00
501 Bank Acct	0.00
1015 -Reserve Account	1,000.00
1020 OLD Clearing	0.00
PFI First Community	0.00
Clearing	0.00
PISF Inc. Transfer	0.00
PFI Cash - Transfer	0.00
Money Market	0.00
Escrow Account	0.00
Fremont Checking Account	0.00
Interest Cash	0.00
Petty Cash	0.00
Cash Hammondale	0.00
Cash 461	0.00
Cash 501	0.00
TOTAL CASH	59,829.10

RECEIVABLES

Property Receivables	0.00
Loan Receivables	0.00
Other Receivables	0.00
Officer - Due to/from	0.00

ACCOUNTS RECEIVABLES

A/R Rent Due	3,981.94
A/R Other - Melissa B	0.00
A/R Other - People home equity	0.00
A/R Collections	0.00
A/R Security Deposits	0.00
TOTAL ACCOUNTS RECEIVABLES	3,981.94

RESERVES & PREPAIDS

Reserve - Insurance	7,888.47
Reserve - Improvements	0.00
Prepaid Maint. Contract	0.00
Prepaid - Leasing Comm.	0.00
Prepaid - Leasing Comm.	0.00
Prepaid Mortgage Interest	0.00
Prepaid Taxes	0.00
TOTAL RESERVES & PREPAIDS	7,888.47
TOTAL CURRENT ASSETS	71,699.51

Balance Sheet

Period = Jul 2020

Book = Accrual

Current Balance**FIXED ASSETS**

Land - Hammondale	0.00
Land	1,950,000.00
Land - 501	0.00
Land - PI 20 LLC	0.00
Land - 200 Gate 5	0.00
Land - Duffy	0.00
Land - 49 Ignacio	0.00
Land - 350 Ignacio Suite 200	0.00
Land - PI 21 LLC	0.00
Land 30 Clay Court	0.00
Land - 690 DeLong	0.00
Building	5,040,000.00
Fixtures & Appliances	0.00
Improvements	0.00
Additional basis	0.00
Accum Depreciation	-696,577.31
Building - 501	0.00
Accum Depreciation Building - 501	0.00
Building - PI 20	0.00
A/D Building PI 20	0.00
Building - 200 Gate 5	0.00
Open	0.00
Accum Depreciation Gate 5	0.00
Buidling Duffy Place	0.00
Accum Depreciation Duffy Place	0.00
Building 49 Ignacio	0.00
Accum Depreciation 49 Ignacio	0.00
Building - Hammondale	0.00
Accum Depr Hammondale	0.00
350 Ignacio #200	0.00
A/D 350 Ignacio #200	0.00
350 Ignacio #101	0.00
A/D 350 Ignacio #101	0.00
Building - 30 Clay Ct.	0.00
A/D 30 Clay Ct.	0.00
Building 690 DeLong	0.00
A/D Building 690 DeLong	0.00
350 Ignacio #103	0.00
A/D 350 Ingacio #103	0.00
350 Ignacio #201	0.00
350 Ignacio # 203	0.00
A/D 350 Ignacio #203	0.00
350 Ignacio #100	0.00
A/D Ignacio #100	0.00
350 Ignacio #300	0.00
A/D 350 Ignacio #300	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Furniture and Fixtures	0.00
A/D Furn. & Fixt.	0.00
Furniture & Fixt Hamm	0.00
Furniture & Fixt Gate	0.00
A/D Furn./Fixt. Hamm	0.00
A/D Furn./Fixt. Gate	0.00
Computers	0.00
A/D Computers	0.00
A/V Equipment	0.00
Vehicles	0.00
A/D Vehicles	0.00
Tenant Imp. 350 Ignacio	0.00
A/D Tenant Imp.	0.00
Acum. Gain (Loss) Gate	0.00
Accum. Gain (Loss) Hamm	0.00
Accum. Gain (Loss) 501	0.00
Accum Gain Loss - 461	0.00
Accum Depreciation Fixed Assets	0.00
NET FIXED ASSETS	6,293,422.69
ACQUISITION ASSETS	
Closing Costs	10,626.50
A/A Closing Costs	0.00
Syndication Costs	0.00
Loan Fees	123,995.02
Accum Amort Loan Fees	-82,325.49
Personal Property	1,260,000.00
Accum Depreciation Personal Property	-325,500.00
Organization Costs	11,795.40
Accum Amort Organization Costs	0.00
NET ACQUISITION ASSETS	998,591.43
CAPITALIZED IMPROVEMENTS	
Improvements Prior 2000	0.00
2001 Bathroom Improvements	0.00
2001 Kitchen Improvements	0.00
2001 Floor Improvements	0.00
2001 Window Improvements	0.00
2001 Building Improvements	0.00
2001 Roof Improvements	0.00
2001 Other Improvements	0.00
2002 Bathroom Improvements	0.00
2002 Kitchen Improvements	0.00
2002 Floor Improvements	0.00
2002 Window Improvements	0.00
2002 Building Improvements	0.00
2002 Roof Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2002 Other Improvements	0.00
2002 Improvement Salaries	0.00
2003 Bathroom Improvements	0.00
2003 Kitchen Improvements	0.00
2003 Floor Improvements	0.00
2003 Window Improvements	0.00
461-2003 Windows Improvements	0.00
501-2003 Window Improvement	0.00
2003 Building Improvements	0.00
461-2003 Building Improvements	0.00
501-2003 Building Improvements	0.00
2003 Roof Improvements	0.00
2003 Other Improvements	0.00
461-2003 Other Improvements	0.00
501-2003 Other Improvements	0.00
2004 Bathroom Improvements	0.00
2004 Kitchen Improvements	0.00
2004 Floor Improvements	0.00
461-2004 Floor Improvements	0.00
501-2004 Floor Improvements	0.00
2004 Window Improvements	0.00
461-2004 Window Improvements	0.00
501-2004 Window Improvements	0.00
2004 Building Improvements	0.00
2004 Roof Improvements	0.00
2004 Other Improvements	0.00
461-2004 Other Improvements	0.00
501-2004 Other Improvements	0.00
2005 Bathroom Improvements	0.00
2005 Kitchen Improvements	0.00
461-2005 Kitchen Improvements	0.00
501-2005 Kitchen Improvements	0.00
2005 Floor Improvements	0.00
461-2005 Floor Improvements	0.00
501-2005 Floor Improvements	0.00
2005 Window Improvements	0.00
2005 Building Improvements	0.00
2005 Roof Improvements	0.00
2005 Other Improvements	0.00
461-2005 Other Improvements	0.00
501-2005 Other Improvements	0.00
2005 Improvement Salaries	0.00
2006 Bathroom Improvements	0.00
2006 Kitchen Improvements	0.00
461-2006 Kitchen Improvements	0.00
501-2006 Kitchen Improvements	0.00
2006 Floor Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
461-2006 Floor Improvements	0.00
501-2006 Floor Improvements	0.00
2006 Window Improvements	0.00
2006 Building Improvements	0.00
461-2006 Building Improvements	0.00
501-2006 Building Improvements	0.00
2006 Roof Improvements	0.00
2006 Other Improvements	0.00
2007 Bathroom Improvements	0.00
461-2007 Bathroom Improvements	0.00
501-2007 Bathroom Improvements	0.00
2007 Kitchen Improvements	0.00
2007 Floor Improvements	0.00
461-2007 Floor Improvements	0.00
501-2007 Floor Improvements	0.00
2007 Window Improvements	0.00
2007 Building Improvements	0.00
461-2007 Building Improvements	0.00
501-2007 Building Improvements	0.00
2007 Roof Improvements	0.00
2007 Other Improvements	0.00
461-2007 Other Improvements	0.00
501-2007 Other Improvements	0.00
2008 Bathroom Improvements	0.00
461-2008 Bathrooms Improvements	0.00
501-2008 Bathroom Improvements	0.00
2008 Kitchen Improvements	0.00
461-2008 Kitchen Improvements	0.00
501-2008 Kitchen Improvements	0.00
2008 Floor Improvements	0.00
461-2008 Floor Improvements	0.00
501-2008 Floor Improvements	0.00
2008 Window Improvements	0.00
2008 Building Improvements	0.00
2008 Roof Improvements	0.00
2008 Other Improvements	0.00
461-2008 Other Improvements	0.00
501-2008 Other Improvements	0.00
2009 Bathroom Improvements	0.00
2009 Kitchen Improvements	0.00
2009 Floor Improvements	0.00
2009 Window Improvements	0.00
2009 Building Improvements	0.00
2009 Roof Improvements	0.00
2009 Other Improvements	0.00
461-2009 Other Improvements	0.00
501-2009 Other Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2010 Other Improvements	0.00
2011 Other Improvements	0.00
2012 Other Improvements	0.00
2013 Other Improvements	0.00
2013-Roof Improvement	0.00
2014 Other Improvements	0.00
2014 T/O Misc. Expense	0.00
2014 T/O Materials	0.00
2014 T/O Outside Vendor	0.00
2014 - Roof	0.00
2015 Other Improvements	0.00
T/O Misc. Exp.	0.00
2015 T/O Materiales	0.00
T/O Outside Vendor	0.00
2016 Other Improvements	16,600.09
2016 T/O Misc. Exp.	0.00
2016 T/O Materials	0.00
2016 T/O outside vendors	0.00
2016 Hills Assessments	0.00
2017 Other Improvements	327,516.56
2017 T/O Misc. Exp.	0.00
2017 T/O Materials	0.00
2017 T/O Outside Vendor	0.00
2017 Hills Assessments	0.00
2018 Other Improvements	135,053.94
2018 T/O Misc. Exp.	0.00
2018 T/O Materials	0.00
2018 T/O Outside Vendor	0.00
2018 Hills Assessments	0.00
2019 Other Improvements	52,973.57
2019 T/O Misc. Exp.	0.00
2019 T/O Materials	4,970.67
2019 T/O Outside Vendor	35,016.29
2019 Hills Assessments	0.00
2020 Other Improvements	16,264.94
2020 T/O Misc. Exp.	0.00
2020 T/O Materials	0.00
2020 T/O Outside Vendor	8,361.50
2020 Hills Assessments	0.00
TOTAL CAPITAL IMPROVEMENTS	596,757.56
Accum Deprec - Capital Improvements	487,060.80
NET CAPITALIZED IMPROVEMENTS	109,696.76
 OTHER ASSETS	
Security Deposits	0.00
Investment - LLC 21	0.00
Investment - LLC 24	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Investment - LLC 27	0.00
Investment - LLC 28	0.00
Investment - LLC 29	0.00
Investment - LLC 25	0.00
Investment - LLC 26	0.00
Investment - LLC 31	0.00
Investment - LLC 34	0.00
Investment - LLC 35	0.00
Investment - LLC 36	0.00
Investment LLC 37	0.00
Investment LLC 38	0.00
Investment - LLC 39	0.00
Investment - LLC 40	0.00
Investment - LLC 41	0.00
Investment - LLC 42	0.00
Investment - LLC 43	0.00
	0.00
investment - LLC 45	0.00
<i>Investment in 48</i>	<i>0.00</i>
BofA Teller Rental	0.00
Investment - 16914	0.00
Investment - Rafael Gardens	0.00
Investment - 1129 3rd Street	0.00
LP Units	0.00
Investment - US Performing Arts	0.00
Investment - Marin CoWork	0.00
Limited Liability Companies	0.00
LONG TERM RECEIVABLES	
PISF I	0.00
Duffy Due to/from	0.00
PISF III	0.00
PISF IV	0.00
PISF VI	0.00
PISF VII	0.00
PISF IX	0.00
PISF XI	0.00
PISF XII	0.00
PISF XIII	0.00
PISF XIV	0.00
PISF XV	0.00
PISF XVI	0.00
PISF XVII	0.00
PISF XVIII	0.00
461 Due To/From	0.00
501 Due/To From	0.00
Hammondale Due To/From	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
21 Due/to From	0.00
In process Lease litigation	0.00
LLC 20	0.00
LLC 21	0.00
LLC 22	0.00
LLC 23	0.00
LLC 24	0.00
LLC 25	0.00
LLC 26	0.00
LLC 27	0.00
LLC 28	0.00
LLC 29	0.00
LLC 30	0.00
LLC 30	0.00
LLC 31	0.00
LLC 32	0.00
LLC 33	0.00
LLC 34	0.00
LLC 35	0.00
LLC 36	0.00
LLC 37	0.00
LLC 38	0.00
LLC 39	0.00
LLC 40	0.00
LLC 41	0.00
LLC 42	0.00
LLC 43	0.00
LLC 44	0.00
LLC 45	0.00
LLC 46	0.00
LLC 47	0.00
LLC 48	0.00
Due to/from LLC 49	0.00
PI LLC 50	0.00
PI 51 LLC	0.00
Due to/from Gate 5	0.00
PV 1 Due to/from	0.00
885 Due to/from	0.00
107 Due to/from	0.00
481 Due to/from	0.00
515 Due to/from	0.00
300 Due to/From PISF	0.00
Paul Drive Due to/from	0.00
353 BMK due to/from	0.00
49 Ignacio due to/from	0.00
Due To/From GP	-294,000.00
Due To/From 16914	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Due To/From PISF, Inc.	0.00
Due To/From PIM	0.00
Note Receivable	0.00
7200 Redwood Due to/From	0.00
355 Due to / from	0.00
Due to/from 350 Ignacio Assoc.	0.00
1222 Due to/from	0.00
419 Prospect due to/from	0.00
TOTAL LONG TERM RECEIVABLES	-294,000.00
TOTAL ASSETS	7,179,410.39
LIABILITIES & EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	314.70
Deferred Revenue	0.00
Unearned Rent	42,860.01
FTB Taxes Payable	0.00
PPP Loan	0.00
Property Tax Payable	8,006.17
Insurance Payable	0.00
Accrued Expenses	0.00
TOTAL CURRENT LIABILITIES	51,180.88
LONG TERM LIABILITIES	
Notes Payable	0.00
Notes Payable LLC 48	0.00
Deed of Trust Payable	0.00
Accrued Interest	0.00
Security Deposits Liability	45,574.65
Security Deposit Clearing	0.00
Pet Deposit Payable	0.00
Unearned Income	0.00
Mortgage Payable	4,849,939.31
1st Mortgage 461	0.00
2nd Mortgage 461	0.00
1st Mortgage 501	0.00
1st Deed 350, Suite 201	0.00
2nd Deed 350, Suite 201	0.00
1st Deed 350, Suite 200	0.00
First Mortgage 350 Suite 203	0.00
1st Deed 350 Suites 101, 103	0.00
Other Liabilities	0.00
Accum K-1 Losses	0.00
1st Mortgage Gate 5	0.00
2nd Deed Gate 5	0.00
1st Mortgage Duffy Place	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2nd Deed Duffy Place	0.00
1st Mortgage 49 Ignacio	0.00
2nd Deed 49 Ignacio	0.00
TOTAL LONG TERM LIABILITIES	4,895,513.96
TOTAL LIABILITIES	4,946,694.84
EQUITY	
Common Stock	0.00
Capital Contributions	3,800,000.00
Capital Receivable	0.00
Less: Repurchased Units	0.00
TIC Ownership	0.00
L.P. Distributions	0.00
G.P. Distributions	0.00
Premium on Repurch Units	0.00
Previous Period Adjmts	-5,360.00
Member Distribution	-1,169,863.00
Dist. 38 to 20	0.00
Dist. 38 to 21	0.00
Dist. 37 to 22	0.00
Inter Co. PFI - PV1	0.00
Inter Co PFI - Gate 5	0.00
Inter Co PFI - Duffy	0.00
Inter Co PFI - Hamm	0.00
Inter Co PFI - 107	0.00
Inter Co PFI - 461	0.00
Inter Co PFI - 501	0.00
Inter Co PFI - 49	0.00
Inter Co PFI - 885	0.00
Inter Co. PFI - 515	0.00
Inter-Co PFI - 355	0.00
InterCo PFI - 7200	0.00
InterCo PFI-117	0.00
InterCo PFI - 7 Merry	0.00
InterCo PFI - 16914	0.00
InterCo PFI - Paul	0.00
InterCo PFI - 353	0.00
InterCo PFI - 1506	0.00
InterCo PFI - 1222	0.00
InterCo PFI - 419	0.00
Inter Co PFI - 19 Merrydale	0.00
Inter Co PFI - 1129	0.00
Inter Co PFI - 1315	0.00
Inter-Co. PFI - 1732	0.00
Inter-Co PFI-390	0.00
Inter Co PFI-santaland	0.00
Retained Earnings	-173,598.37

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Retained Earnings - Owned Properties	0.00
K1-Losses	0.00
Net Income (Loss) Current	-218,463.08
Appliance Depreciation	0.00
TOTAL EQUITY	2,232,715.55
TOTAL LIABILITIES & EQUITY	7,179,410.39
Total of All	0.00

Exhibit A-2: Statement of Income (*Loss*) for Professional Investors 30, LLC for period ending 9/1/2020

[Provide a statement of income (*loss*) for the following periods:

(i) For the initial report:

- a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and
- b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	978,090.20	89.02	978,090.20	89.02
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	73,806.20	6.72	73,806.20	6.72
Prior Year Recovery Income	26,106.74	2.38	26,106.74	2.38
Utility Income	20,740.91	1.89	20,740.91	1.89
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	1,098,744.05	100.00	1,098,744.05	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	204,189.00	18.58	204,189.00	18.58
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	0.00	0.00	0.00	0.00
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	7,800.00	0.71	7,800.00	0.71

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	211,989.00	19.29	211,989.00	19.29
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	1,852.32	0.17	1,852.32	0.17
Legal	5,734.56	0.52	5,734.56	0.52
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	296.00	0.03	296.00	0.03
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	616.36	0.06	616.36	0.06
Security Patrol	4,614.00	0.42	4,614.00	0.42
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	13,113.24	1.19	13,113.24	1.19
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	59,160.18	5.38	59,160.18	5.38
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	59,160.18	5.38	59,160.18	5.38
UTILITIES EXPENSE				
Gas & Electricity	41,244.81	3.75	41,244.81	3.75
Utilities Credits or rebates	-1,250.00	-0.11	-1,250.00	-0.11
Sewer	0.00	0.00	0.00	0.00
Water	17,688.88	1.61	17,688.88	1.61
Garbage & Trash Removal	11,588.10	1.05	11,588.10	1.05
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	1,951.14	0.18	1,951.14	0.18
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	71,222.93	6.48	71,222.93	6.48
REPAIRS & MAINTENANCE				
R&M Unit	0.00	0.00	0.00	0.00
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	0.00	0.00	0.00	0.00
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	3,135.47	0.29	3,135.47	0.29
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	515.00	0.05	515.00	0.05
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	967.77	0.09	967.77	0.09
R&M - Electrical Supplies	871.10	0.08	871.10	0.08
R&M - Landscaping Supplies	2,076.42	0.19	2,076.42	0.19
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	1,625.00	0.15	1,625.00	0.15
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	2,830.54	0.26	2,830.54	0.26
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	2,294.09	0.21	2,294.09	0.21
R&M - Painting Supplies	128.25	0.01	128.25	0.01
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	14,443.64	1.31	14,443.64	1.31

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	598.00	0.05	598.00	0.05
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	8,604.98	0.78	8,604.98	0.78
Contract - Electrical & Lighting	2,375.00	0.22	2,375.00	0.22
Contract - HVAC Maint.	22,131.50	2.01	22,131.50	2.01
Contract R&M	9,806.05	0.89	9,806.05	0.89
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	34,263.52	3.12	34,263.52	3.12
Contract - Painting	1,060.00	0.10	1,060.00	0.10
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	18,392.78	1.67	18,392.78	1.67
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	97,231.83	8.85	97,231.83	8.85
TAXES				
Real Estate Taxes	96,378.62	8.77	96,378.62	8.77
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	96,378.62	8.77	96,378.62	8.77
INSURANCE EXPENSE				
Package Insurance	8,837.75	0.80	8,837.75	0.80
Earthquake Insurance	20,453.97	1.86	20,453.97	1.86
Umbrella Insurance	1,575.00	0.14	1,575.00	0.14
Flood Insurance	4,205.52	0.38	4,205.52	0.38
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	35,072.24	3.19	35,072.24	3.19
TOTAL OPERATING EXPENSES	598,611.68	54.48	598,611.68	54.48
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	-15,157.61	-1.38	-15,157.61	-1.38
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	56.08	0.01	56.08	0.01
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-15,101.53	-1.37	-15,101.53	-1.37
NET OPERATING INCOME	515,233.90	46.89	515,233.90	46.89
DEBT SERVICE EXPENSE				
Mortgage Interest	210,083.87	19.12	210,083.87	19.12
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	210,083.87	19.12	210,083.87	19.12
NET INC.BEFORE DEP.& TAX	305,150.03	27.77	305,150.03	27.77
DEPREC. & AMORT. EXPENSES				
Building Depreciation	161,242.92	14.68	161,242.92	14.68
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	126,000.00	11.47	126,000.00	11.47
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	84,806.28	7.72	84,806.28	7.72
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	24,799.00	2.26	24,799.00	2.26

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	396,848.20	36.12	396,848.20	36.12
NET INC.(LOSS) BEF.TAXES	-91,698.17	-8.35	-91,698.17	-8.35
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	3,077.83	0.28	3,077.83	0.28
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	3,077.83	0.28	3,077.83	0.28
NET INCOME (LOSS)BK	-94,776.00	-8.63	-94,776.00	-8.63
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	593,790.73	91.02	593,790.73	91.02
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	40,895.58	6.27	40,895.58	6.27
Prior Year Recovery Income	883.52	0.14	883.52	0.14
Utility Income	16,834.48	2.58	16,834.48	2.58
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	652,404.31	100.00	652,404.31	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	179,728.50	27.55	179,728.50	27.55
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	0.00	0.00	0.00	0.00
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	140,451.48	21.53	140,451.48	21.53
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	320,179.98	49.08	320,179.98	49.08
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	1,458.72	0.22	1,458.72	0.22
Legal	15.09	0.00	15.09	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	55.50	0.01	55.50	0.01
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	1,055.98	0.16	1,055.98	0.16
Security Patrol	2,006.00	0.31	2,006.00	0.31
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	4,591.29	0.70	4,591.29	0.70
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	35,071.15	5.38	35,071.15	5.38
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	35,071.15	5.38	35,071.15	5.38
UTILITIES EXPENSE				
Gas & Electricity	32,802.44	5.03	32,802.44	5.03
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	7,461.17	1.14	7,461.17	1.14
Garbage & Trash Removal	7,123.42	1.09	7,123.42	1.09
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	1,255.77	0.19	1,255.77	0.19
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	48,642.80	7.46	48,642.80	7.46
REPAIRS & MAINTENANCE				
R&M Unit	1,770.02	0.27	1,770.02	0.27
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	2,216.54	0.34	2,216.54	0.34
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	1,750.00	0.27	1,750.00	0.27
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	380.00	0.06	380.00	0.06
R&M - Roofing	1,379.50	0.21	1,379.50	0.21
R&M - Miscellaneous	210.00	0.03	210.00	0.03
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	2,107.50	0.32	2,107.50	0.32
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	2,793.26	0.43	2,793.26	0.43
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	0.00	0.00	0.00	0.00
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	10.00	0.00	10.00	0.00
R&M - Electrical Supplies	1,026.00	0.16	1,026.00	0.16
R&M - Landscaping Supplies	397.96	0.06	397.96	0.06
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	7,290.66	1.12	7,290.66	1.12
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	1,854.63	0.28	1,854.63	0.28
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	1,262.85	0.19	1,262.85	0.19
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	24,448.92	3.75	24,448.92	3.75

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	672.40	0.10	672.40	0.10
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	10,828.00	1.66	10,828.00	1.66
Contract R&M	0.00	0.00	0.00	0.00
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	19,935.00	3.06	19,935.00	3.06
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	270.00	0.04	270.00	0.04
Contract - Landscaping	7,450.00	1.14	7,450.00	1.14
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	2,480.00	0.38	2,480.00	0.38
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	41,635.40	6.38	41,635.40	6.38
TAXES				
Real Estate Taxes	56,347.77	8.64	56,347.77	8.64
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	56,347.77	8.64	56,347.77	8.64
INSURANCE EXPENSE				
Package Insurance	5,236.00	0.80	5,236.00	0.80
Earthquake Insurance	12,803.56	1.96	12,803.56	1.96
Umbrella Insurance	918.75	0.14	918.75	0.14
Flood Insurance	2,503.33	0.38	2,503.33	0.38
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	21,461.64	3.29	21,461.64	3.29
TOTAL OPERATING EXPENSES	552,378.95	84.67	552,378.95	84.67
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	0.00	0.00	0.00	0.00
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
NET OPERATING INCOME	100,025.36	15.33	100,025.36	15.33
DEBT SERVICE EXPENSE				
Mortgage Interest	121,075.23	18.56	121,075.23	18.56
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	121,075.23	18.56	121,075.23	18.56
NET INC.BEFORE DEP.& TAX	-21,049.87	-3.23	-21,049.87	-3.23
DEPREC. & AMORT. EXPENSES				
Building Depreciation	90,758.08	13.91	90,758.08	13.91
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	73,500.00	11.27	73,500.00	11.27
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	26,967.64	4.13	26,967.64	4.13
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	4,487.49	0.69	4,487.49	0.69
Org. Cost Amortization	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	195,713.21	30.00	195,713.21	30.00
NET INC.(LOSS) BEF.TAXES	-216,763.08	-33.23	-216,763.08	-33.23
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	1,700.00	0.26	1,700.00	0.26
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	1,700.00	0.26	1,700.00	0.26
NET INCOME (LOSS)BK	-218,463.08	-33.49	-218,463.08	-33.49
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Exhibit A-3: Statement of Cash Flows for **Professional Investors 30, LLC** for period ending 9/1/2020

[Provide a statement of changes in cash position for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	978,090.20	89.02	978,090.20	89.02
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	73,806.20	6.72	73,806.20	6.72
Prior Year Recovery Income	26,106.74	2.38	26,106.74	2.38
Utility Income	20,740.91	1.89	20,740.91	1.89
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	1,098,744.05	100.00	1,098,744.05	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	204,189.00	18.58	204,189.00	18.58
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	0.00	0.00	0.00	0.00
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	7,800.00	0.71	7,800.00	0.71

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	211,989.00	19.29	211,989.00	19.29
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	1,852.32	0.17	1,852.32	0.17
Legal	5,734.56	0.52	5,734.56	0.52
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	296.00	0.03	296.00	0.03
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	616.36	0.06	616.36	0.06
Security Patrol	4,614.00	0.42	4,614.00	0.42
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	13,113.24	1.19	13,113.24	1.19
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	59,160.18	5.38	59,160.18	5.38
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	59,160.18	5.38	59,160.18	5.38
UTILITIES EXPENSE				
Gas & Electricity	41,244.81	3.75	41,244.81	3.75
Utilities Credits or rebates	-1,250.00	-0.11	-1,250.00	-0.11
Sewer	0.00	0.00	0.00	0.00
Water	17,688.88	1.61	17,688.88	1.61
Garbage & Trash Removal	11,588.10	1.05	11,588.10	1.05
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	1,951.14	0.18	1,951.14	0.18
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	71,222.93	6.48	71,222.93	6.48
REPAIRS & MAINTENANCE				
R&M Unit	0.00	0.00	0.00	0.00
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	0.00	0.00	0.00	0.00
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	3,135.47	0.29	3,135.47	0.29
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	515.00	0.05	515.00	0.05
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	967.77	0.09	967.77	0.09
R&M - Electrical Supplies	871.10	0.08	871.10	0.08
R&M - Landscaping Supplies	2,076.42	0.19	2,076.42	0.19
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	1,625.00	0.15	1,625.00	0.15
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	2,830.54	0.26	2,830.54	0.26
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	2,294.09	0.21	2,294.09	0.21
R&M - Painting Supplies	128.25	0.01	128.25	0.01
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	14,443.64	1.31	14,443.64	1.31

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	598.00	0.05	598.00	0.05
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	8,604.98	0.78	8,604.98	0.78
Contract - Electrical & Lighting	2,375.00	0.22	2,375.00	0.22
Contract - HVAC Maint.	22,131.50	2.01	22,131.50	2.01
Contract R&M	9,806.05	0.89	9,806.05	0.89
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	34,263.52	3.12	34,263.52	3.12
Contract - Painting	1,060.00	0.10	1,060.00	0.10
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	18,392.78	1.67	18,392.78	1.67
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	97,231.83	8.85	97,231.83	8.85
TAXES				
Real Estate Taxes	96,378.62	8.77	96,378.62	8.77
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	96,378.62	8.77	96,378.62	8.77
INSURANCE EXPENSE				
Package Insurance	8,837.75	0.80	8,837.75	0.80
Earthquake Insurance	20,453.97	1.86	20,453.97	1.86
Umbrella Insurance	1,575.00	0.14	1,575.00	0.14
Flood Insurance	4,205.52	0.38	4,205.52	0.38
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	35,072.24	3.19	35,072.24	3.19
TOTAL OPERATING EXPENSES	598,611.68	54.48	598,611.68	54.48
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	-15,157.61	-1.38	-15,157.61	-1.38
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	56.08	0.01	56.08	0.01
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-15,101.53	-1.37	-15,101.53	-1.37
NET OPERATING INCOME	515,233.90	46.89	515,233.90	46.89
DEBT SERVICE EXPENSE				
Mortgage Interest	210,083.87	19.12	210,083.87	19.12
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	210,083.87	19.12	210,083.87	19.12
NET INC.BEFORE DEP.& TAX	305,150.03	27.77	305,150.03	27.77
DEPREC. & AMORT. EXPENSES				
Building Depreciation	161,242.92	14.68	161,242.92	14.68
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	126,000.00	11.47	126,000.00	11.47
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	84,806.28	7.72	84,806.28	7.72
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	24,799.00	2.26	24,799.00	2.26

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	396,848.20	36.12	396,848.20	36.12
NET INC.(LOSS) BEF.TAXES	-91,698.17	-8.35	-91,698.17	-8.35
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	3,077.83	0.28	3,077.83	0.28
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	3,077.83	0.28	3,077.83	0.28
NET INCOME (LOSS)BK	-94,776.00	-8.63	-94,776.00	-8.63
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00
Adjustments				
Outside Management Income	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0.00
Period to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	32,348.65	39,041.49	6,692.84	
1015 -Reserve Account	5,000.00	5,000.00	0.00	
Total Cash	37,348.65	44,041.49	6,692.84	
Year to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	32,348.65	39,041.49	6,692.84	
1015 -Reserve Account	5,000.00	5,000.00	0.00	
Total Cash	37,348.65	44,041.49	6,692.84	

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	593,790.73	91.02	593,790.73	91.02
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	40,895.58	6.27	40,895.58	6.27
Prior Year Recovery Income	883.52	0.14	883.52	0.14
Utility Income	16,834.48	2.58	16,834.48	2.58
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	652,404.31	100.00	652,404.31	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	179,728.50	27.55	179,728.50	27.55
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	0.00	0.00	0.00	0.00
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	140,451.48	21.53	140,451.48	21.53
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	320,179.98	49.08	320,179.98	49.08
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	1,458.72	0.22	1,458.72	0.22
Legal	15.09	0.00	15.09	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	55.50	0.01	55.50	0.01
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	1,055.98	0.16	1,055.98	0.16
Security Patrol	2,006.00	0.31	2,006.00	0.31
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	4,591.29	0.70	4,591.29	0.70
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	35,071.15	5.38	35,071.15	5.38
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	35,071.15	5.38	35,071.15	5.38
UTILITIES EXPENSE				
Gas & Electricity	32,802.44	5.03	32,802.44	5.03
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	7,461.17	1.14	7,461.17	1.14
Garbage & Trash Removal	7,123.42	1.09	7,123.42	1.09
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	1,255.77	0.19	1,255.77	0.19
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	48,642.80	7.46	48,642.80	7.46
REPAIRS & MAINTENANCE				
R&M Unit	1,770.02	0.27	1,770.02	0.27
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	2,216.54	0.34	2,216.54	0.34
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	1,750.00	0.27	1,750.00	0.27
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	380.00	0.06	380.00	0.06
R&M - Roofing	1,379.50	0.21	1,379.50	0.21
R&M - Miscellaneous	210.00	0.03	210.00	0.03
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	2,107.50	0.32	2,107.50	0.32
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	2,793.26	0.43	2,793.26	0.43
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	0.00	0.00	0.00	0.00
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	10.00	0.00	10.00	0.00
R&M - Electrical Supplies	1,026.00	0.16	1,026.00	0.16
R&M - Landscaping Supplies	397.96	0.06	397.96	0.06
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	7,290.66	1.12	7,290.66	1.12
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	1,854.63	0.28	1,854.63	0.28
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

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	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	1,262.85	0.19	1,262.85	0.19
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	24,448.92	3.75	24,448.92	3.75

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	672.40	0.10	672.40	0.10
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	10,828.00	1.66	10,828.00	1.66
Contract R&M	0.00	0.00	0.00	0.00
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	19,935.00	3.06	19,935.00	3.06
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	270.00	0.04	270.00	0.04
Contract - Landscaping	7,450.00	1.14	7,450.00	1.14
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	2,480.00	0.38	2,480.00	0.38
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	41,635.40	6.38	41,635.40	6.38
TAXES				
Real Estate Taxes	56,347.77	8.64	56,347.77	8.64
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	56,347.77	8.64	56,347.77	8.64
INSURANCE EXPENSE				
Package Insurance	5,236.00	0.80	5,236.00	0.80
Earthquake Insurance	12,803.56	1.96	12,803.56	1.96
Umbrella Insurance	918.75	0.14	918.75	0.14
Flood Insurance	2,503.33	0.38	2,503.33	0.38
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	21,461.64	3.29	21,461.64	3.29
TOTAL OPERATING EXPENSES	552,378.95	84.67	552,378.95	84.67
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	0.00	0.00	0.00	0.00
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
NET OPERATING INCOME	100,025.36	15.33	100,025.36	15.33
DEBT SERVICE EXPENSE				
Mortgage Interest	121,075.23	18.56	121,075.23	18.56
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	121,075.23	18.56	121,075.23	18.56
NET INC.BEFORE DEP.& TAX	-21,049.87	-3.23	-21,049.87	-3.23
DEPREC. & AMORT. EXPENSES				
Building Depreciation	90,758.08	13.91	90,758.08	13.91
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	73,500.00	11.27	73,500.00	11.27
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	26,967.64	4.13	26,967.64	4.13
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	4,487.49	0.69	4,487.49	0.69
Org. Cost Amortization	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	195,713.21	30.00	195,713.21	30.00
NET INC.(LOSS) BEF.TAXES	-216,763.08	-33.23	-216,763.08	-33.23
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	1,700.00	0.26	1,700.00	0.26
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	1,700.00	0.26	1,700.00	0.26
NET INCOME (LOSS)BK	-218,463.08	-33.49	-218,463.08	-33.49
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00
Adjustments				
Outside Management Income	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0.00

Period to Date	Beginning Balance	Ending Balance	Difference
1010 - Checking	39,041.49	58,829.10	19,787.61
1015 -Reserve Account	5,000.00	1,000.00	-4,000.00
Total Cash	44,041.49	59,829.10	15,787.61

Year to Date	Beginning Balance	Ending Balance	Difference
1010 - Checking	39,041.49	58,829.10	19,787.61
1015 -Reserve Account	5,000.00	1,000.00	-4,000.00
Total Cash	44,041.49	59,829.10	15,787.61

Exhibit A-4: Statement of Changes in Shareholders'/Partners' Equity (*Deficit*) for Professional Investors 30, LLC
for period ending 9/1/2020

[Provide a statement of changes in shareholders'/partners equity (*deficit*) for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The Debtor's professionals are in the process of conducting a forensic review of the Debtor's and controlled entities' records necessary to determine changes in the shareholders'/partners' equity ownership for the controlled entities. The Debtor will submit an updated report to the Court once this information is available.

Exhibit B: Description of Operations for Professional Investors 30, LLC

[Describe the nature and extent of the Debtor's interest in the Controlled Non-Debtor Entity.

Describe the business conducted and intended to be conducted by the Controlled Non-Debtor Entity, focusing on the entity's dominant business segments.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

The Controlled Non-Debtor Entity owns a residential property which is operated by PFI. The units are leased as residences to tenants.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit C: Description of Intercompany Claims

[List and describe the Controlled Non-Debtor Entity's claims against any other Controlled Non-Debtor Entity, together with the basis for such claims and whether each claim is contingent, unliquidated or disputed.]

Describe the source of this information.]

The source of this information is derived for the companies' Accounting System.

The companies' books show no intercompany claim.

Exhibit D: Allocation of Tax Liabilities and Assets

[Describe how income, losses, tax payments, tax refunds, or other tax attributes relating to federal, state, or local taxes have been allocated between or among the Controlled Non-Debtor Entity and one or more other Controlled Non-Debtor Entities.

Include a copy of each tax sharing or tax allocation agreement to which the entity is a party with any other Controlled Non-Debtor Entity.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System and conversations with the remaining employees of the company.

Tax liabilities are not allocated among or between any other Controlled Non-Debtor Entity.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit E: Description of Controlled Non-Debtor Entity's payments of Administrative Expenses, or Professional Fees otherwise payable by a Debtor

[Describe any payment made, or obligations incurred (or claims purchased), by the Controlled Non-Debtor Entity in connection with any claims, administrative expenses, or professional fees that have been or could be asserted against any Debtor.


Describe the source of this information.]

Based on a review of the Non-Debtor Entity's Accounting System records and conversations with current employees, the Debtor is not aware of any payments made or obligations incurred by the Controlled Non-Debtor Entity that would otherwise be payable by Debtor.



Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

 Exhibit A: Financial Statements for Professional Investors 31, LLC

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit A-1: Balance Sheet for Professional Investors 31, LLC as of 9/1/2020

[Provide a balance sheet dated as of the end of the most recent 3-month period of the current fiscal year and as of the end of the preceding fiscal year.]

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.



Balance Sheet

Period = Dec 2019

Book = Accrual

Current Balance**ASSETS****CURRENT ASSETS****CASH**

1010 - Checking	59,558.34
461 Bank Acct	0.00
501 Bank Acct	0.00
1015 -Reserve Account	1,000.00
1020 OLD Clearing	0.00
PFI First Community Clearing	0.00
PISF Inc. Transfer	0.00
PFI Cash - Transfer	0.00
Money Market	0.00
Escrow Account	0.00
Fremont Checking Account	0.00
Interest Cash	0.00
Petty Cash	0.00
Cash Hammondale	0.00
Cash 461	0.00
Cash 501	0.00
TOTAL CASH	60,558.34

RECEIVABLES

Property Receivables	0.00
Loan Receivables	0.00
Other Receivables	0.00
Officer - Due to/from	0.00

ACCOUNTS RECEIVABLES

A/R Rent Due	1,320.25
A/R Other - Melissa B	0.00
A/R Other - People home equity	0.00
A/R Collections	0.00
A/R Security Deposits	0.00
TOTAL ACCOUNTS RECEIVABLES	1,320.25

RESERVES & PREPAIDS

Reserve - Insurance	4,262.82
Reserve - Improvements	0.00
Prepaid Maint. Contract	0.00
Prepaid - Leasing Comm.	0.00
Prepaid - Leasing Comm.	0.00
Prepaid Mortgage Interest	0.00
Prepaid Taxes	0.00
TOTAL RESERVES & PREPAIDS	4,262.82
TOTAL CURRENT ASSETS	66,141.41

Balance Sheet

Period = Dec 2019

Book = Accrual

Current Balance**FIXED ASSETS**

Land - Hammondale	0.00
Land	1,284,172.00
Land - 501	0.00
Land - PI 20 LLC	0.00
Land - 200 Gate 5	0.00
Land - Duffy	0.00
Land - 49 Ignacio	0.00
Land - 350 Ignacio Suite 200	0.00
Land - PI 21 LLC	0.00
Land 30 Clay Court	0.00
Land - 690 DeLong	0.00
Building	4,229,350.40
Fixtures & Appliances	0.00
Improvements	0.00
Additional basis	0.00
Accum Depreciation	-522,311.33
Building - 501	0.00
Accum Depreciation Building - 501	0.00
Building - PI 20	0.00
A/D Building PI 20	0.00
Building - 200 Gate 5	0.00
Open	0.00
Accum Depreciation Gate 5	0.00
Buidling Duffy Place	0.00
Accum Depreciation Duffy Place	0.00
Building 49 Ignacio	0.00
Accum Depreciation 49 Ignacio	0.00
Building - Hammondale	0.00
Accum Depr Hammondale	0.00
350 Ignacio #200	0.00
A/D 350 Ignacio #200	0.00
350 Ignacio #101	0.00
A/D 350 Ignacio #101	0.00
Building - 30 Clay Ct.	0.00
A/D 30 Clay Ct.	0.00
Building 690 DeLong	0.00
A/D Building 690 DeLong	0.00
350 Ignacio #103	0.00
A/D 350 Ingacio #103	0.00
350 Ignacio #201	0.00
350 Ignacio # 203	0.00
A/D 350 Ignacio #203	0.00
350 Ignacio #100	0.00
A/D Ignacio #100	0.00
350 Ignacio #300	0.00
A/D 350 Ignacio #300	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Furniture and Fixtures	0.00
A/D Furn. & Fixt.	0.00
Furniture & Fixt Hamm	0.00
Furniture & Fixt Gate	0.00
A/D Furn./Fixt. Hamm	0.00
A/D Furn./Fixt. Gate	0.00
Computers	0.00
A/D Computers	0.00
A/V Equipment	0.00
Vehicles	0.00
A/D Vehicles	0.00
Tenant Imp. 350 Ignacio	0.00
A/D Tenant Imp.	0.00
Acum. Gain (Loss) Gate	0.00
Accum. Gain (Loss) Hamm	0.00
Accum. Gain (Loss) 501	0.00
Accum Gain Loss - 461	0.00
Accum Depreciation Fixed Assets	0.00
NET FIXED ASSETS	4,991,211.07
 ACQUISITION ASSETS	
Closing Costs	8,634.45
A/A Closing Costs	0.00
Syndication Costs	0.00
Loan Fees	69,424.00
Accum Amort Loan Fees	-49,021.20
Personal Property	1,057,337.60
Accum Depreciation Personal Property	-211,467.60
Organization Costs	14,214.53
Accum Amort Organization Costs	0.00
NET ACQUISITION ASSETS	889,121.78
 CAPITALIZED IMPROVEMENTS	
Improvements Prior 2000	0.00
2001 Bathroom Improvements	0.00
2001 Kitchen Improvements	0.00
2001 Floor Improvements	0.00
2001 Window Improvements	0.00
2001 Building Improvements	0.00
2001 Roof Improvements	0.00
2001 Other Improvements	0.00
2002 Bathroom Improvements	0.00
2002 Kitchen Improvements	0.00
2002 Floor Improvements	0.00
2002 Window Improvements	0.00
2002 Building Improvements	0.00
2002 Roof Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2002 Other Improvements	0.00
2002 Improvement Salaries	0.00
2003 Bathroom Improvements	0.00
2003 Kitchen Improvements	0.00
2003 Floor Improvements	0.00
2003 Window Improvements	0.00
461-2003 Windows Improvements	0.00
501-2003 Window Improvement	0.00
2003 Building Improvements	0.00
461-2003 Building Improvements	0.00
501-2003 Building Improvements	0.00
2003 Roof Improvements	0.00
2003 Other Improvements	0.00
461-2003 Other Improvements	0.00
501-2003 Other Improvements	0.00
2004 Bathroom Improvements	0.00
2004 Kitchen Improvements	0.00
2004 Floor Improvements	0.00
461-2004 Floor Improvements	0.00
501-2004 Floor Improvements	0.00
2004 Window Improvements	0.00
461-2004 Window Improvements	0.00
501-2004 Window Improvements	0.00
2004 Building Improvements	0.00
2004 Roof Improvements	0.00
2004 Other Improvements	0.00
461-2004 Other Improvements	0.00
501-2004 Other Improvements	0.00
2005 Bathroom Improvements	0.00
2005 Kitchen Improvements	0.00
461-2005 Kitchen Improvements	0.00
501-2005 Kitchen Improvements	0.00
2005 Floor Improvements	0.00
461-2005 Floor Improvements	0.00
501-2005 Floor Improvements	0.00
2005 Window Improvements	0.00
2005 Building Improvements	0.00
2005 Roof Improvements	0.00
2005 Other Improvements	0.00
461-2005 Other Improvements	0.00
501-2005 Other Improvements	0.00
2005 Improvement Salaries	0.00
2006 Bathroom Improvements	0.00
2006 Kitchen Improvements	0.00
461-2006 Kitchen Improvements	0.00
501-2006 Kitchen Improvements	0.00
2006 Floor Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
461-2006 Floor Improvements	0.00
501-2006 Floor Improvements	0.00
2006 Window Improvements	0.00
2006 Building Improvements	0.00
461-2006 Building Improvements	0.00
501-2006 Building Improvements	0.00
2006 Roof Improvements	0.00
2006 Other Improvements	0.00
2007 Bathroom Improvements	0.00
461-2007 Bathroom Improvements	0.00
501-2007 Bathroom Improvements	0.00
2007 Kitchen Improvements	0.00
2007 Floor Improvements	0.00
461-2007 Floor Improvements	0.00
501-2007 Floor Improvements	0.00
2007 Window Improvements	0.00
2007 Building Improvements	0.00
461-2007 Building Improvements	0.00
501-2007 Building Improvements	0.00
2007 Roof Improvements	0.00
2007 Other Improvements	0.00
461-2007 Other Improvements	0.00
501-2007 Other Improvements	0.00
2008 Bathroom Improvements	0.00
461-2008 Bathrooms Improvements	0.00
501-2008 Bathroom Improvements	0.00
2008 Kitchen Improvements	0.00
461-2008 Kitchen Improvements	0.00
501-2008 Kitchen Improvements	0.00
2008 Floor Improvements	0.00
461-2008 Floor Improvements	0.00
501-2008 Floor Improvements	0.00
2008 Window Improvements	0.00
2008 Building Improvements	0.00
2008 Roof Improvements	0.00
2008 Other Improvements	0.00
461-2008 Other Improvements	0.00
501-2008 Other Improvements	0.00
2009 Bathroom Improvements	0.00
2009 Kitchen Improvements	0.00
2009 Floor Improvements	0.00
2009 Window Improvements	0.00
2009 Building Improvements	0.00
2009 Roof Improvements	0.00
2009 Other Improvements	0.00
461-2009 Other Improvements	0.00
501-2009 Other Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2010 Other Improvements	0.00
2011 Other Improvements	0.00
2012 Other Improvements	0.00
2013 Other Improvements	0.00
2013-Roof Improvement	0.00
2014 Other Improvements	0.00
2014 T/O Misc. Expense	0.00
2014 T/O Materials	0.00
2014 T/O Outside Vendor	0.00
2014 - Roof	0.00
2015 Other Improvements	0.00
T/O Misc. Exp.	0.00
2015 T/O Materiales	0.00
T/O Outside Vendor	0.00
2016 Other Improvements	8,052.20
2016 T/O Misc. Exp.	0.00
2016 T/O Materials	0.00
2016 T/O outside vendors	0.00
2016 Hills Assessments	0.00
2017 Other Improvements	198,154.45
2017 T/O Misc. Exp.	0.00
2017 T/O Materials	825.48
2017 T/O Outside Vendor	4,600.00
2017 Hills Assessments	0.00
2018 Other Improvements	133,665.13
2018 T/O Misc. Exp.	0.00
2018 T/O Materials	754.78
2018 T/O Outside Vendor	14,440.00
2018 Hills Assessments	0.00
2019 Other Improvements	41,249.08
2019 T/O Misc. Exp.	0.00
2019 T/O Materials	815.03
2019 T/O Outside Vendor	55,104.38
2019 Hills Assessments	0.00
2020 Other Improvements	0.00
2020 T/O Misc. Exp.	0.00
2020 T/O Materials	0.00
2020 T/O Outside Vendor	0.00
2020 Hills Assessments	0.00
TOTAL CAPITAL IMPROVEMENTS	457,660.53
Accum Deprec - Capital Improvements	135,665.47
NET CAPITALIZED IMPROVEMENTS	321,995.06
 OTHER ASSETS	
Security Deposits	0.00
Investment - LLC 21	0.00
Investment - LLC 24	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Investment - LLC 27	0.00
Investment - LLC 28	0.00
Investment - LLC 29	0.00
Investment - LLC 25	0.00
Investment - LLC 26	0.00
Investment - LLC 31	0.00
Investment - LLC 34	0.00
Investment - LLC 35	0.00
Investment - LLC 36	0.00
Investment LLC 37	0.00
Investment LLC 38	0.00
Investment - LLC 39	0.00
Investment - LLC 40	0.00
Investment - LLC 41	0.00
Investment - LLC 42	0.00
Investment - LLC 43	0.00
	0.00
investment - LLC 45	0.00
<i>Investment in 48</i>	<i>0.00</i>
BofA Teller Rental	0.00
Investment - 16914	0.00
Investment - Rafael Gardens	0.00
Investment - 1129 3rd Street	0.00
LP Units	0.00
Investment - US Performing Arts	0.00
Investment - Marin CoWork	0.00
Limited Liability Companies	0.00
LONG TERM RECEIVABLES	
PISF I	0.00
Duffy Due to/from	0.00
PISF III	0.00
PISF IV	0.00
PISF VI	0.00
PISF VII	0.00
PISF IX	0.00
PISF XI	0.00
PISF XII	0.00
PISF XIII	0.00
PISF XIV	0.00
PISF XV	0.00
PISF XVI	0.00
PISF XVII	0.00
PISF XVIII	0.00
461 Due To/From	0.00
501 Due/To From	0.00
Hammondale Due To/From	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
21 Due/to From	0.00
In process Lease litigation	0.00
LLC 20	0.00
LLC 21	0.00
LLC 22	0.00
LLC 23	0.00
LLC 24	0.00
LLC 25	0.00
LLC 26	0.00
LLC 27	0.00
LLC 28	0.00
LLC 29	0.00
LLC 30	0.00
LLC 30	0.00
LLC 31	0.00
LLC 32	0.00
LLC 33	0.00
LLC 34	0.00
LLC 35	0.00
LLC 36	0.00
LLC 37	0.00
LLC 38	0.00
LLC 39	0.00
LLC 40	0.00
LLC 41	0.00
LLC 42	0.00
LLC 43	0.00
LLC 44	0.00
LLC 45	0.00
LLC 46	0.00
LLC 47	0.00
LLC 48	0.00
Due to/from LLC 49	0.00
PI LLC 50	0.00
PI 51 LLC	0.00
Due to/from Gate 5	0.00
PV 1 Due to/from	0.00
885 Due to/from	0.00
107 Due to/from	0.00
481 Due to/from	0.00
515 Due to/from	0.00
300 Due to/From PISF	0.00
Paul Drive Due to/from	0.00
353 BMK due to/from	0.00
49 Ignacio due to/from	0.00
Due To/From GP	-194,639.00
Due To/From 16914	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Due To/From PISF, Inc.	0.00
Due To/From PIM	0.00
Note Receivable	0.00
7200 Redwood Due to/From	0.00
355 Due to / from	0.00
Due to/from 350 Ignacio Assoc.	0.00
1222 Due to/from	0.00
419 Prospect due to/from	0.00
TOTAL LONG TERM RECEIVABLES	-194,639.00
TOTAL ASSETS	6,073,830.32
LIABILITIES & EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	1,422.12
Deferred Revenue	0.00
Unearned Rent	0.00
FTB Taxes Payable	0.00
PPP Loan	0.00
Property Tax Payable	0.00
Insurance Payable	0.00
Accrued Expenses	0.00
TOTAL CURRENT LIABILITIES	1,422.12
LONG TERM LIABILITIES	
Notes Payable	0.00
Notes Payable LLC 48	0.00
Deed of Trust Payable	0.00
Accrued Interest	0.00
Security Deposits Liability	53,312.33
Security Deposit Clearing	0.00
Pet Deposit Payable	0.00
Unearned Income	0.00
Mortgage Payable	3,839,749.25
1st Mortgage 461	0.00
2nd Mortgage 461	0.00
1st Mortgage 501	0.00
1st Deed 350, Suite 201	0.00
2nd Deed 350, Suite 201	0.00
1st Deed 350, Suite 200	0.00
First Mortgage 350 Suite 203	0.00
1st Deed 350 Suites 101, 103	0.00
Other Liabilities	0.00
Accum K-1 Losses	0.00
1st Mortgage Gate 5	0.00
2nd Deed Gate 5	0.00
1st Mortgage Duffy Place	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2nd Deed Duffy Place	0.00
1st Mortgage 49 Ignacio	0.00
2nd Deed 49 Ignacio	0.00
TOTAL LONG TERM LIABILITIES	3,893,061.58
TOTAL LIABILITIES	3,894,483.70
 EQUITY	
Common Stock	0.00
Capital Contributions	3,200,000.00
Capital Receivable	0.00
Less: Repurchased Units	0.00
TIC Ownership	0.00
L.P. Distributions	0.00
G.P. Distributions	0.00
Premium on Repurch Units	0.00
Previous Period Adjmts	0.00
Member Distribution	-861,744.00
Dist. 38 to 20	0.00
Dist. 38 to 21	0.00
Dist. 37 to 22	0.00
Inter Co. PFI - PV1	0.00
Inter Co PFI - Gate 5	0.00
Inter Co PFI - Duffy	0.00
Inter Co PFI - Hamm	0.00
Inter Co PFI - 107	0.00
Inter Co PFI - 461	0.00
Inter Co PFI - 501	0.00
Inter Co PFI - 49	0.00
Inter Co PFI - 885	0.00
Inter Co. PFI - 515	0.00
Inter-Co PFI - 355	0.00
InterCo PFI - 7200	0.00
InterCo PFI-117	0.00
InterCo PFI - 7 Merry	0.00
InterCo PFI - 16914	0.00
InterCo PFI - Paul	0.00
InterCo PFI - 353	0.00
InterCo PFI - 1506	0.00
InterCo PFI - 1222	0.00
InterCo PFI - 419	0.00
Inter Co PFI - 19 Merrydale	0.00
Inter Co PFI - 1129	0.00
Inter Co PFI - 1315	0.00
Inter-Co. PFI - 1732	0.00
Inter-Co PFI-390	0.00
Inter Co PFI-santaland	0.00
Retained Earnings	-86,841.26

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Retained Earnings - Owned Properties	0.00
K1-Losses	0.00
Net Income (Loss) Current	-72,068.12
Appliance Depreciation	0.00
TOTAL EQUITY	2,179,346.62
TOTAL LIABILITIES & EQUITY	6,073,830.32
Total of All	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual ; Tree = ysi_bs

		Current Balance
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1002-00-000	CASH	
1010-00-000	1010 - Checking	162,241.21
1015-00-000	1015 -Reserve Account	1,000.00
1099-00-000	TOTAL CASH	163,241.21
1180-00-000	ACCOUNTS RECEIVABLES	
1181-00-000	A/R Rent Due	661.07
1189-00-000	TOTAL ACCOUNTS RECEIVABLES	661.07
1200-00-000	RESERVES & PREPAIDS	
1205-00-000	Reserve - Insurance	3,467.33
1220-00-000	Prepaid Maint. Contract	868.56
1298-00-000	TOTAL RESERVES & PREPAIDS	4,335.89
1299-00-000	TOTAL CURRENT ASSETS	168,238.17
1300-00-000	FIXED ASSETS	
1305-00-000	Land	1,284,172.00
1310-00-000	Building	4,229,350.40
1311-00-000	Accum Depreciation	-610,211.96
1349-00-000	NET FIXED ASSETS	4,903,310.44
1350-00-000	ACQUISITION ASSETS	
1351-00-000	Closing Costs	15,434.45
1353-00-000	Loan Fees	169,768.41
1354-00-000	Accum Amort Loan Fees	-51,004.79
1355-00-000	Personal Property	1,057,337.60
1356-00-000	Accum Depreciation Personal Property	-273,145.65
1357-00-000	Organization Costs	14,214.53
1359-00-000	NET ACQUISITION ASSETS	932,604.55
1399-00-000	CAPITALIZED IMPROVEMENTS	
1493-00-000	2016 Other Improvements	8,052.20
1494-00-000	2017 Other Improvements	198,154.45
1494-00-200	2017 T/O Materials	825.48
1494-00-300	2017 T/O Outside Vendor	4,600.00
1495-00-000	2018 Other Improvements	133,665.13
1495-00-200	2018 T/O Materials	754.78
1495-00-300	2018 T/O Outside Vendor	14,440.00
1496-00-000	2019 Other Improvements	41,249.08
1496-00-200	2019 T/O Materials	815.03
1496-00-300	2019 T/O Outside Vendor	55,104.38
1497-00-000	2020 Other Improvements	5,890.00
1595-00-000	TOTAL CAPITAL IMPROVEMENTS	463,550.53
1598-00-000	Accum Deprec - Capital Improvements	159,645.51
1599-00-000	NET CAPITALIZED IMPROVEMENTS	303,905.02
1800-00-000	LONG TERM RECEIVABLES	
1850-00-000	Due To/From GP	850,000.00
1899-00-000	TOTAL LONG TERM RECEIVABLES	850,000.00
1999-00-000	TOTAL ASSETS	7,158,058.18
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	

Balance Sheet

Period = Jul 2020

Book = Accrual ; Tree = ysi_bs

		Current Balance
2002-00-000	CURRENT LIABILITIES	
2010-00-000	Unearned Rent	4,790.90
2020-00-000	Property Tax Payable	6,944.13
2099-00-000	TOTAL CURRENT LIABILITIES	11,735.03
2200-00-000	LONG TERM LIABILITIES	
2235-00-000	Security Deposits Liability	53,312.06
2240-00-000	Mortgage Payable	5,043,899.72
2998-00-000	TOTAL LONG TERM LIABILITIES	5,097,211.78
2999-00-000	TOTAL LIABILITIES	5,108,946.81
3000-00-000	EQUITY	
3030-00-000	Capital Contributions	3,200,000.00
3070-00-000	Member Distribution	-957,744.00
3130-00-000	Retained Earnings	-158,909.38
3140-00-000	Net Income (Loss) Current	-34,235.25
3990-00-000	TOTAL EQUITY	2,049,111.37
3998-00-000	TOTAL LIABILITIES & EQUITY	7,158,058.18
9999-00-000	Total of All	0.00

Exhibit A-2: Statement of Income (*Loss*) for Professional Investors 31, LLC for period ending 9/1/2020

[Provide a statement of income (*loss*) for the following periods:

(i) For the initial report:

- a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and
- b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	828,436.69	98.51	828,436.69	98.51
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	11,074.32	1.32	11,074.32	1.32
Prior Year Recovery Income	1,442.84	0.17	1,442.84	0.17
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	840,953.85	100.00	840,953.85	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	119,150.00	14.17	119,150.00	14.17
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	3,816.59	0.45	3,816.59	0.45
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	8,336.58	0.99	8,336.58	0.99

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	131,303.17	15.61	131,303.17	15.61
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	7,169.89	0.85	7,169.89	0.85
Legal	720.00	0.09	720.00	0.09
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	1,956.01	0.23	1,956.01	0.23
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	2,437.86	0.29	2,437.86	0.29
Security Patrol	255.75	0.03	255.75	0.03
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	12,539.51	1.49	12,539.51	1.49
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	49,694.22	5.91	49,694.22	5.91
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	259.96	0.03	259.96	0.03
TOTAL MANAGEMENT E...	49,954.18	5.94	49,954.18	5.94
UTILITIES EXPENSE				
Gas & Electricity	75,148.99	8.94	75,148.99	8.94
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	2,715.96	0.32	2,715.96	0.32
Garbage & Trash Removal	11,335.97	1.35	11,335.97	1.35
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	7,739.76	0.92	7,739.76	0.92
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	96,940.68	11.53	96,940.68	11.53
REPAIRS & MAINTENANCE				
R&M Unit	0.00	0.00	0.00	0.00
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	0.00	0.00	0.00	0.00
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	3,030.40	0.36	3,030.40	0.36
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	0.00	0.00	0.00	0.00
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	1,629.60	0.19	1,629.60	0.19
R&M - Electrical Supplies	1,013.66	0.12	1,013.66	0.12
R&M - Landscaping Supplies	157.58	0.02	157.58	0.02
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	4,062.94	0.48	4,062.94	0.48
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	-355.34	-0.04	-355.34	-0.04
Locks & Keys	2,994.52	0.36	2,994.52	0.36
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	12,533.36	1.49	12,533.36	1.49

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	809.60	0.10	809.60	0.10
Contract - Electrical & Lighting	967.00	0.12	967.00	0.12
Contract - HVAC Maint.	4,226.70	0.50	4,226.70	0.50
Contract R&M	2,037.82	0.24	2,037.82	0.24
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	5,878.14	0.70	5,878.14	0.70
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	5,639.46	0.67	5,639.46	0.67
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	6,391.21	0.76	6,391.21	0.76
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	25,949.93	3.09	25,949.93	3.09
TAXES				
Real Estate Taxes	83,714.22	9.95	83,714.22	9.95
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	83,714.22	9.95	83,714.22	9.95
INSURANCE EXPENSE				
Package Insurance	7,689.90	0.91	7,689.90	0.91
Earthquake Insurance	8,375.06	1.00	8,375.06	1.00
Umbrella Insurance	1,575.00	0.19	1,575.00	0.19
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	17,639.96	2.10	17,639.96	2.10
TOTAL OPERATING EXPENSES	430,575.01	51.20	430,575.01	51.20
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	-25.00	0.00	-25.00	0.00
Late Charges	-175.44	-0.02	-175.44	-0.02
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-200.44	-0.02	-200.44	-0.02
NET OPERATING INCOME	410,579.28	48.82	410,579.28	48.82
DEBT SERVICE EXPENSE				
Mortgage Interest	173,317.07	20.61	173,317.07	20.61
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	173,317.07	20.61	173,317.07	20.61
NET INC.BEFORE DEP.& TAX	237,262.21	28.21	237,262.21	28.21
DEPREC. & AMORT. EXPENSES				
Building Depreciation	167,830.20	19.96	167,830.20	19.96
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	105,733.80	12.57	105,733.80	12.57
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	24,590.76	2.92	24,590.76	2.92
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	6,441.60	0.77	6,441.60	0.77

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	304,596.36	36.22	304,596.36	36.22
NET INC.(LOSS) BEF.TAXES	-67,334.15	-8.01	-67,334.15	-8.01
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	4,733.97	0.56	4,733.97	0.56
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	4,733.97	0.56	4,733.97	0.56
NET INCOME (LOSS)BK	-72,068.12	-8.57	-72,068.12	-8.57
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	493,124.64	98.35	493,124.64	98.35
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	8,222.76	1.64	8,222.76	1.64
Prior Year Recovery Income	71.34	0.01	71.34	0.01
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	501,418.74	100.00	501,418.74	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	20,193.60	4.03	20,193.60	4.03
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	475.50	0.09	475.50	0.09
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	20,669.10	4.12	20,669.10	4.12
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	5,207.19	1.04	5,207.19	1.04
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	748.00	0.15	748.00	0.15
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	0.00	0.00	0.00	0.00
Security Patrol	2,820.96	0.56	2,820.96	0.56
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	8,776.15	1.75	8,776.15	1.75
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	29,587.48	5.90	29,587.48	5.90
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	169.71	0.03	169.71	0.03

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	29,757.19	5.93	29,757.19	5.93
UTILITIES EXPENSE				
Gas & Electricity	41,466.39	8.27	41,466.39	8.27
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	10,279.69	2.05	10,279.69	2.05
Garbage & Trash Removal	5,961.52	1.19	5,961.52	1.19
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	4,114.83	0.82	4,114.83	0.82
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	61,822.43	12.33	61,822.43	12.33
REPAIRS & MAINTENANCE				
R&M Unit	5,995.28	1.20	5,995.28	1.20
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	514.50	0.10	514.50	0.10
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	484.01	0.10	484.01	0.10
R&M - Windows	90.00	0.02	90.00	0.02
R&M - HVAC	6,975.00	1.39	6,975.00	1.39
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	455.90	0.09	455.90	0.09
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	0.00	0.00	0.00	0.00
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	128.71	0.03	128.71	0.03
R&M - Electrical Supplies	82.84	0.02	82.84	0.02
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	4,636.01	0.92	4,636.01	0.92
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	1,432.19	0.29	1,432.19	0.29
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	520.97	0.10	520.97	0.10
Locks & Keys	343.38	0.07	343.38	0.07
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	588.40	0.12	588.40	0.12
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	22,247.19	4.44	22,247.19	4.44

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	219.00	0.04	219.00	0.04
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	2,212.00	0.44	2,212.00	0.44
Contract R&M	90.00	0.02	90.00	0.02
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	11,573.15	2.31	11,573.15	2.31
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	4,296.25	0.86	4,296.25	0.86
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	2,026.57	0.40	2,026.57	0.40
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	20,416.97	4.07	20,416.97	4.07
TAXES				
Real Estate Taxes	48,993.58	9.77	48,993.58	9.77
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	48,993.58	9.77	48,993.58	9.77
INSURANCE EXPENSE				
Package Insurance	4,680.06	0.93	4,680.06	0.93
Earthquake Insurance	5,255.81	1.05	5,255.81	1.05
Umbrella Insurance	918.75	0.18	918.75	0.18
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	10,854.62	2.16	10,854.62	2.16
TOTAL OPERATING EXPENSES	223,537.23	44.58	223,537.23	44.58
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	-25.00	0.00	-25.00	0.00
Late Charges	0.00	0.00	0.00	0.00
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-25.00	0.00	-25.00	0.00
NET OPERATING INCOME	277,906.51	55.42	277,906.51	55.42
DEBT SERVICE EXPENSE				
Mortgage Interest	134,899.45	26.90	134,899.45	26.90
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	134,899.45	26.90	134,899.45	26.90
NET INC.BEFORE DEP.& TAX	143,007.06	28.52	143,007.06	28.52
DEPREC. & AMORT. EXPENSES				
Building Depreciation	97,900.95	19.52	97,900.95	19.52
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	61,678.05	12.30	61,678.05	12.30
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	13,979.72	2.79	13,979.72	2.79
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	1,983.59	0.40	1,983.59	0.40

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	175,542.31	35.01	175,542.31	35.01
NET INC.(LOSS) BEF.TAXES	-32,535.25	-6.49	-32,535.25	-6.49
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	1,700.00	0.34	1,700.00	0.34
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	1,700.00	0.34	1,700.00	0.34
NET INCOME (LOSS)BK	-34,235.25	-6.83	-34,235.25	-6.83
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Exhibit A-3: Statement of Cash Flows for **Professional Investors 31, LLC** for period ending 9/1/2020

[Provide a statement of changes in cash position for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.



Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	828,436.69	98.51	828,436.69	98.51
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	11,074.32	1.32	11,074.32	1.32
Prior Year Recovery Income	1,442.84	0.17	1,442.84	0.17
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	840,953.85	100.00	840,953.85	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	119,150.00	14.17	119,150.00	14.17
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	3,816.59	0.45	3,816.59	0.45
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	8,336.58	0.99	8,336.58	0.99

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	131,303.17	15.61	131,303.17	15.61
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	7,169.89	0.85	7,169.89	0.85
Legal	720.00	0.09	720.00	0.09
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	1,956.01	0.23	1,956.01	0.23
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	2,437.86	0.29	2,437.86	0.29
Security Patrol	255.75	0.03	255.75	0.03
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	12,539.51	1.49	12,539.51	1.49
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	49,694.22	5.91	49,694.22	5.91
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	259.96	0.03	259.96	0.03
TOTAL MANAGEMENT E...	49,954.18	5.94	49,954.18	5.94
UTILITIES EXPENSE				
Gas & Electricity	75,148.99	8.94	75,148.99	8.94
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	2,715.96	0.32	2,715.96	0.32
Garbage & Trash Removal	11,335.97	1.35	11,335.97	1.35
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	7,739.76	0.92	7,739.76	0.92
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	96,940.68	11.53	96,940.68	11.53
REPAIRS & MAINTENANCE				
R&M Unit	0.00	0.00	0.00	0.00
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	0.00	0.00	0.00	0.00
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	3,030.40	0.36	3,030.40	0.36
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	0.00	0.00	0.00	0.00
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	1,629.60	0.19	1,629.60	0.19
R&M - Electrical Supplies	1,013.66	0.12	1,013.66	0.12
R&M - Landscaping Supplies	157.58	0.02	157.58	0.02
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	4,062.94	0.48	4,062.94	0.48
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	-355.34	-0.04	-355.34	-0.04
Locks & Keys	2,994.52	0.36	2,994.52	0.36
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	12,533.36	1.49	12,533.36	1.49

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	809.60	0.10	809.60	0.10
Contract - Electrical & Lighting	967.00	0.12	967.00	0.12
Contract - HVAC Maint.	4,226.70	0.50	4,226.70	0.50
Contract R&M	2,037.82	0.24	2,037.82	0.24
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	5,878.14	0.70	5,878.14	0.70
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	5,639.46	0.67	5,639.46	0.67
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	6,391.21	0.76	6,391.21	0.76
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	25,949.93	3.09	25,949.93	3.09
TAXES				
Real Estate Taxes	83,714.22	9.95	83,714.22	9.95
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	83,714.22	9.95	83,714.22	9.95
INSURANCE EXPENSE				
Package Insurance	7,689.90	0.91	7,689.90	0.91
Earthquake Insurance	8,375.06	1.00	8,375.06	1.00
Umbrella Insurance	1,575.00	0.19	1,575.00	0.19
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	17,639.96	2.10	17,639.96	2.10
TOTAL OPERATING EXPENSES	430,575.01	51.20	430,575.01	51.20
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	-25.00	0.00	-25.00	0.00
Late Charges	-175.44	-0.02	-175.44	-0.02
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-200.44	-0.02	-200.44	-0.02
NET OPERATING INCOME	410,579.28	48.82	410,579.28	48.82
DEBT SERVICE EXPENSE				
Mortgage Interest	173,317.07	20.61	173,317.07	20.61
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	173,317.07	20.61	173,317.07	20.61
NET INC.BEFORE DEP.& TAX	237,262.21	28.21	237,262.21	28.21
DEPREC. & AMORT. EXPENSES				
Building Depreciation	167,830.20	19.96	167,830.20	19.96
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	105,733.80	12.57	105,733.80	12.57
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	24,590.76	2.92	24,590.76	2.92
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	6,441.60	0.77	6,441.60	0.77

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	304,596.36	36.22	304,596.36	36.22
NET INC.(LOSS) BEF.TAXES	-67,334.15	-8.01	-67,334.15	-8.01
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	4,733.97	0.56	4,733.97	0.56
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	4,733.97	0.56	4,733.97	0.56
NET INCOME (LOSS)BK	-72,068.12	-8.57	-72,068.12	-8.57
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00
Adjustments				
Outside Management Income	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0.00
Period to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	14,334.54	59,558.34	45,223.80	
1015 -Reserve Account	1,000.00	1,000.00	0.00	
Total Cash	15,334.54	60,558.34	45,223.80	
Year to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	14,334.54	59,558.34	45,223.80	
1015 -Reserve Account	1,000.00	1,000.00	0.00	
Total Cash	15,334.54	60,558.34	45,223.80	

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	493,124.64	98.35	493,124.64	98.35
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	8,222.76	1.64	8,222.76	1.64
Prior Year Recovery Income	71.34	0.01	71.34	0.01
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	501,418.74	100.00	501,418.74	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	20,193.60	4.03	20,193.60	4.03
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	475.50	0.09	475.50	0.09
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	20,669.10	4.12	20,669.10	4.12
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	5,207.19	1.04	5,207.19	1.04
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	748.00	0.15	748.00	0.15
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	0.00	0.00	0.00	0.00
Security Patrol	2,820.96	0.56	2,820.96	0.56
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	8,776.15	1.75	8,776.15	1.75
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	29,587.48	5.90	29,587.48	5.90
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	169.71	0.03	169.71	0.03

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	29,757.19	5.93	29,757.19	5.93
UTILITIES EXPENSE				
Gas & Electricity	41,466.39	8.27	41,466.39	8.27
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	10,279.69	2.05	10,279.69	2.05
Garbage & Trash Removal	5,961.52	1.19	5,961.52	1.19
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	4,114.83	0.82	4,114.83	0.82
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	61,822.43	12.33	61,822.43	12.33
REPAIRS & MAINTENANCE				
R&M Unit	5,995.28	1.20	5,995.28	1.20
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	514.50	0.10	514.50	0.10
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	484.01	0.10	484.01	0.10
R&M - Windows	90.00	0.02	90.00	0.02
R&M - HVAC	6,975.00	1.39	6,975.00	1.39
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	455.90	0.09	455.90	0.09
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	0.00	0.00	0.00	0.00
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	128.71	0.03	128.71	0.03
R&M - Electrical Supplies	82.84	0.02	82.84	0.02
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	4,636.01	0.92	4,636.01	0.92
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	1,432.19	0.29	1,432.19	0.29
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

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	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	520.97	0.10	520.97	0.10
Locks & Keys	343.38	0.07	343.38	0.07
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	588.40	0.12	588.40	0.12
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	22,247.19	4.44	22,247.19	4.44

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	219.00	0.04	219.00	0.04
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	2,212.00	0.44	2,212.00	0.44
Contract R&M	90.00	0.02	90.00	0.02
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	11,573.15	2.31	11,573.15	2.31
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	4,296.25	0.86	4,296.25	0.86
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	2,026.57	0.40	2,026.57	0.40
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	20,416.97	4.07	20,416.97	4.07
TAXES				
Real Estate Taxes	48,993.58	9.77	48,993.58	9.77
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	48,993.58	9.77	48,993.58	9.77
INSURANCE EXPENSE				
Package Insurance	4,680.06	0.93	4,680.06	0.93
Earthquake Insurance	5,255.81	1.05	5,255.81	1.05
Umbrella Insurance	918.75	0.18	918.75	0.18
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	10,854.62	2.16	10,854.62	2.16
TOTAL OPERATING EXPENSES	223,537.23	44.58	223,537.23	44.58
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	-25.00	0.00	-25.00	0.00
Late Charges	0.00	0.00	0.00	0.00
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-25.00	0.00	-25.00	0.00
NET OPERATING INCOME	277,906.51	55.42	277,906.51	55.42
DEBT SERVICE EXPENSE				
Mortgage Interest	134,899.45	26.90	134,899.45	26.90
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	134,899.45	26.90	134,899.45	26.90
NET INC.BEFORE DEP.& TAX	143,007.06	28.52	143,007.06	28.52
DEPREC. & AMORT. EXPENSES				
Building Depreciation	97,900.95	19.52	97,900.95	19.52
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	61,678.05	12.30	61,678.05	12.30
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	13,979.72	2.79	13,979.72	2.79
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	1,983.59	0.40	1,983.59	0.40

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	175,542.31	35.01	175,542.31	35.01
NET INC.(LOSS) BEF.TAXES	-32,535.25	-6.49	-32,535.25	-6.49
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	1,700.00	0.34	1,700.00	0.34
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	1,700.00	0.34	1,700.00	0.34
NET INCOME (LOSS)BK	-34,235.25	-6.83	-34,235.25	-6.83
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00
Adjustments				
Outside Management Income	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0.00

Period to Date	Beginning Balance	Ending Balance	Difference
1010 - Checking	59,558.34	162,241.21	102,682.87
1015 -Reserve Account	1,000.00	1,000.00	0.00
Total Cash	60,558.34	163,241.21	102,682.87

Year to Date	Beginning Balance	Ending Balance	Difference
1010 - Checking	59,558.34	162,241.21	102,682.87
1015 -Reserve Account	1,000.00	1,000.00	0.00
Total Cash	60,558.34	163,241.21	102,682.87

Exhibit A-4: Statement of Changes in Shareholders'/Partners' Equity (*Deficit*) for Professional Investors 31, LLC for period ending 9/1/2020

[Provide a statement of changes in shareholders'/partners equity (*deficit*) for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The Debtor's professionals are in the process of conducting a forensic review of the Debtor's and controlled entities' records necessary to determine changes in the shareholders'/partners' equity ownership for the controlled entities. The Debtor will submit an updated report to the Court once this information is available.

Exhibit B: Description of Operations for Professional Investors 31, LLC

[Describe the nature and extent of the Debtor's interest in the Controlled Non-Debtor Entity.

Describe the business conducted and intended to be conducted by the Controlled Non-Debtor Entity, focusing on the entity's dominant business segments.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

The Controlled Non-Debtor Entity owns a residential property which is operated by PFI. The units are leased as residences to tenants.



Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit C: Description of Intercompany Claims

[List and describe the Controlled Non-Debtor Entity's claims against any other Controlled Non-Debtor Entity, together with the basis for such claims and whether each claim is contingent, unliquidated or disputed.]

Describe the source of this information.]

The source of this information is derived for the companies' Accounting System.

The companies' books show no intercompany claim.

Exhibit D: Allocation of Tax Liabilities and Assets

[Describe how income, losses, tax payments, tax refunds, or other tax attributes relating to federal, state, or local taxes have been allocated between or among the Controlled Non-Debtor Entity and one or more other Controlled Non-Debtor Entities.

Include a copy of each tax sharing or tax allocation agreement to which the entity is a party with any other Controlled Non-Debtor Entity.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System and conversations with the remaining employees of the company.

Tax liabilities are not allocated among or between any other Controlled Non-Debtor Entity.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit E: Description of Controlled Non-Debtor Entity's payments of Administrative Expenses, or Professional Fees otherwise payable by a Debtor

[Describe any payment made, or obligations incurred (or claims purchased), by the Controlled Non-Debtor Entity in connection with any claims, administrative expenses, or professional fees that have been or could be asserted against any Debtor.


Describe the source of this information.]

Based on a review of the Non-Debtor Entity's Accounting System records and conversations with current employees, the Debtor is not aware of any payments made or obligations incurred by the Controlled Non-Debtor Entity that would otherwise be payable by Debtor.



Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

 Exhibit A: Financial Statements for Professional Investors 32, LLC

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit A-1: Balance Sheet for Professional Investors 32, LLC as of 9/1/2020

[Provide a balance sheet dated as of the end of the most recent 3-month period of the current fiscal year and as of the end of the preceding fiscal year.]

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Balance Sheet

Period = Dec 2019

Book = Accrual

Current Balance**ASSETS****CURRENT ASSETS****CASH**

1010 - Checking	4,722.08
461 Bank Acct	0.00
501 Bank Acct	0.00
1015 -Reserve Account	750.00
1020 OLD Clearing	0.00
PFI First Community Clearing	0.00
PISF Inc. Transfer	0.00
PFI Cash - Transfer	0.00
Money Market	0.00
Escrow Account	0.00
Fremont Checking Account	0.00
Interest Cash	0.00
Petty Cash	0.00
Cash Hammondale	0.00
Cash 461	0.00
Cash 501	0.00
TOTAL CASH	5,472.08

RECEIVABLES

Property Receivables	0.00
Loan Receivables	0.00
Other Receivables	0.00
Officer - Due to/from	0.00

ACCOUNTS RECEIVABLES

A/R Rent Due	1,426.30
A/R Other - Melissa B	0.00
A/R Other - People home equity	0.00
A/R Collections	0.00
A/R Security Deposits	0.00
TOTAL ACCOUNTS RECEIVABLES	1,426.30

RESERVES & PREPAIDS

Reserve - Insurance	6,314.37
Reserve - Improvements	0.00
Prepaid Maint. Contract	241.40
Prepaid - Leasing Comm.	0.00
Prepaid - Leasing Comm.	0.00
Prepaid Mortgage Interest	0.00
Prepaid Taxes	0.00
TOTAL RESERVES & PREPAIDS	6,555.77
TOTAL CURRENT ASSETS	13,454.15

Balance Sheet

Period = Dec 2019

Book = Accrual

Current Balance**FIXED ASSETS**

Land - Hammondale	0.00
Land	1,090,000.00
Land - 501	0.00
Land - PI 20 LLC	0.00
Land - 200 Gate 5	0.00
Land - Duffy	0.00
Land - 49 Ignacio	0.00
Land - 350 Ignacio Suite 200	0.00
Land - PI 21 LLC	0.00
Land 30 Clay Court	0.00
Land - 690 DeLong	0.00
Building	3,488,000.00
Fixtures & Appliances	0.00
Improvements	0.00
Additional basis	0.00
Accum Depreciation	-398,988.56
Building - 501	0.00
Accum Depreciation Building - 501	0.00
Building - PI 20	0.00
A/D Building PI 20	0.00
Building - 200 Gate 5	0.00
Open	0.00
Accum Depreciation Gate 5	0.00
Buidling Duffy Place	0.00
Accum Depreciation Duffy Place	0.00
Building 49 Ignacio	0.00
Accum Depreciation 49 Ignacio	0.00
Building - Hammondale	0.00
Accum Depr Hammondale	0.00
350 Ignacio #200	0.00
A/D 350 Ignacio #200	0.00
350 Ignacio #101	0.00
A/D 350 Ignacio #101	0.00
Building - 30 Clay Ct.	0.00
A/D 30 Clay Ct.	0.00
Building 690 DeLong	0.00
A/D Building 690 DeLong	0.00
350 Ignacio #103	0.00
A/D 350 Ingacio #103	0.00
350 Ignacio #201	0.00
350 Ignacio # 203	0.00
A/D 350 Ignacio #203	0.00
350 Ignacio #100	0.00
A/D Ignacio #100	0.00
350 Ignacio #300	0.00
A/D 350 Ignacio #300	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Furniture and Fixtures	0.00
A/D Furn. & Fixt.	0.00
Furniture & Fixt Hamm	0.00
Furniture & Fixt Gate	0.00
A/D Furn./Fixt. Hamm	0.00
A/D Furn./Fixt. Gate	0.00
Computers	0.00
A/D Computers	0.00
A/V Equipment	0.00
Vehicles	0.00
A/D Vehicles	0.00
Tenant Imp. 350 Ignacio	0.00
A/D Tenant Imp.	0.00
Acum. Gain (Loss) Gate	0.00
Accum. Gain (Loss) Hamm	0.00
Accum. Gain (Loss) 501	0.00
Accum Gain Loss - 461	0.00
Accum Depreciation Fixed Assets	0.00
NET FIXED ASSETS	4,179,011.44
 ACQUISITION ASSETS	
Closing Costs	7,323.10
A/A Closing Costs	0.00
Syndication Costs	0.00
Loan Fees	49,903.00
Accum Amort Loan Fees	-35,006.60
Personal Property	872,000.00
Accum Depreciation Personal Property	-174,400.08
Organization Costs	6,437.24
Accum Amort Organization Costs	0.00
NET ACQUISITION ASSETS	726,256.66
 CAPITALIZED IMPROVEMENTS	
Improvements Prior 2000	0.00
2001 Bathroom Improvements	0.00
2001 Kitchen Improvements	0.00
2001 Floor Improvements	0.00
2001 Window Improvements	0.00
2001 Building Improvements	0.00
2001 Roof Improvements	0.00
2001 Other Improvements	0.00
2002 Bathroom Improvements	0.00
2002 Kitchen Improvements	0.00
2002 Floor Improvements	0.00
2002 Window Improvements	0.00
2002 Building Improvements	0.00
2002 Roof Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2002 Other Improvements	0.00
2002 Improvement Salaries	0.00
2003 Bathroom Improvements	0.00
2003 Kitchen Improvements	0.00
2003 Floor Improvements	0.00
2003 Window Improvements	0.00
461-2003 Windows Improvements	0.00
501-2003 Window Improvement	0.00
2003 Building Improvements	0.00
461-2003 Building Improvements	0.00
501-2003 Building Improvements	0.00
2003 Roof Improvements	0.00
2003 Other Improvements	0.00
461-2003 Other Improvements	0.00
501-2003 Other Improvements	0.00
2004 Bathroom Improvements	0.00
2004 Kitchen Improvements	0.00
2004 Floor Improvements	0.00
461-2004 Floor Improvements	0.00
501-2004 Floor Improvements	0.00
2004 Window Improvements	0.00
461-2004 Window Improvements	0.00
501-2004 Window Improvements	0.00
2004 Building Improvements	0.00
2004 Roof Improvements	0.00
2004 Other Improvements	0.00
461-2004 Other Improvements	0.00
501-2004 Other Improvements	0.00
2005 Bathroom Improvements	0.00
2005 Kitchen Improvements	0.00
461-2005 Kitchen Improvements	0.00
501-2005 Kitchen Improvements	0.00
2005 Floor Improvements	0.00
461-2005 Floor Improvements	0.00
501-2005 Floor Improvements	0.00
2005 Window Improvements	0.00
2005 Building Improvements	0.00
2005 Roof Improvements	0.00
2005 Other Improvements	0.00
461-2005 Other Improvements	0.00
501-2005 Other Improvements	0.00
2005 Improvement Salaries	0.00
2006 Bathroom Improvements	0.00
2006 Kitchen Improvements	0.00
461-2006 Kitchen Improvements	0.00
501-2006 Kitchen Improvements	0.00
2006 Floor Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
461-2006 Floor Improvements	0.00
501-2006 Floor Improvements	0.00
2006 Window Improvements	0.00
2006 Building Improvements	0.00
461-2006 Building Improvements	0.00
501-2006 Building Improvements	0.00
2006 Roof Improvements	0.00
2006 Other Improvements	0.00
2007 Bathroom Improvements	0.00
461-2007 Bathroom Improvements	0.00
501-2007 Bathroom Improvements	0.00
2007 Kitchen Improvements	0.00
2007 Floor Improvements	0.00
461-2007 Floor Improvements	0.00
501-2007 Floor Improvements	0.00
2007 Window Improvements	0.00
2007 Building Improvements	0.00
461-2007 Building Improvements	0.00
501-2007 Building Improvements	0.00
2007 Roof Improvements	0.00
2007 Other Improvements	0.00
461-2007 Other Improvements	0.00
501-2007 Other Improvements	0.00
2008 Bathroom Improvements	0.00
461-2008 Bathrooms Improvements	0.00
501-2008 Bathroom Improvements	0.00
2008 Kitchen Improvements	0.00
461-2008 Kitchen Improvements	0.00
501-2008 Kitchen Improvements	0.00
2008 Floor Improvements	0.00
461-2008 Floor Improvements	0.00
501-2008 Floor Improvements	0.00
2008 Window Improvements	0.00
2008 Building Improvements	0.00
2008 Roof Improvements	0.00
2008 Other Improvements	0.00
461-2008 Other Improvements	0.00
501-2008 Other Improvements	0.00
2009 Bathroom Improvements	0.00
2009 Kitchen Improvements	0.00
2009 Floor Improvements	0.00
2009 Window Improvements	0.00
2009 Building Improvements	0.00
2009 Roof Improvements	0.00
2009 Other Improvements	0.00
461-2009 Other Improvements	0.00
501-2009 Other Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2010 Other Improvements	0.00
2011 Other Improvements	0.00
2012 Other Improvements	0.00
2013 Other Improvements	0.00
2013-Roof Improvement	0.00
2014 Other Improvements	0.00
2014 T/O Misc. Expense	0.00
2014 T/O Materials	0.00
2014 T/O Outside Vendor	0.00
2014 - Roof	0.00
2015 Other Improvements	0.00
T/O Misc. Exp.	0.00
2015 T/O Materiales	0.00
T/O Outside Vendor	0.00
2016 Other Improvements	800.00
2016 T/O Misc. Exp.	0.00
2016 T/O Materials	0.00
2016 T/O outside vendors	0.00
2016 Hills Assessments	0.00
2017 Other Improvements	52,086.05
2017 T/O Misc. Exp.	0.00
2017 T/O Materials	0.00
2017 T/O Outside Vendor	0.00
2017 Hills Assessments	0.00
2018 Other Improvements	88,218.01
2018 T/O Misc. Exp.	0.00
2018 T/O Materials	47.32
2018 T/O Outside Vendor	9,005.00
2018 Hills Assessments	0.00
2019 Other Improvements	38,909.10
2019 T/O Misc. Exp.	0.00
2019 T/O Materials	1,891.00
2019 T/O Outside Vendor	19,147.00
2019 Hills Assessments	0.00
2020 Other Improvements	0.00
2020 T/O Misc. Exp.	0.00
2020 T/O Materials	0.00
2020 T/O Outside Vendor	0.00
2020 Hills Assessments	0.00
TOTAL CAPITAL IMPROVEMENTS	210,103.48
Accum Deprec - Capital Improvements	81,870.16
NET CAPITALIZED IMPROVEMENTS	128,233.32
 OTHER ASSETS	
Security Deposits	0.00
Investment - LLC 21	0.00
Investment - LLC 24	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Investment - LLC 27	0.00
Investment - LLC 28	0.00
Investment - LLC 29	0.00
Investment - LLC 25	0.00
Investment - LLC 26	0.00
Investment - LLC 31	0.00
Investment - LLC 34	0.00
Investment - LLC 35	0.00
Investment - LLC 36	0.00
Investment LLC 37	0.00
Investment LLC 38	0.00
Investment - LLC 39	0.00
Investment - LLC 40	0.00
Investment - LLC 41	0.00
Investment - LLC 42	0.00
Investment - LLC 43	0.00
	0.00
investment - LLC 45	0.00
<i>Investment in 48</i>	<i>0.00</i>
BofA Teller Rental	0.00
Investment - 16914	0.00
Investment - Rafael Gardens	0.00
Investment - 1129 3rd Street	0.00
LP Units	0.00
Investment - US Performing Arts	0.00
Investment - Marin CoWork	0.00
Limited Liability Companies	0.00
LONG TERM RECEIVABLES	
PISF I	0.00
Duffy Due to/from	0.00
PISF III	0.00
PISF IV	0.00
PISF VI	0.00
PISF VII	0.00
PISF IX	0.00
PISF XI	0.00
PISF XII	0.00
PISF XIII	0.00
PISF XIV	0.00
PISF XV	0.00
PISF XVI	0.00
PISF XVII	0.00
PISF XVIII	0.00
461 Due To/From	0.00
501 Due/To From	0.00
Hammondale Due To/From	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
21 Due/to From	0.00
In process Lease litigation	0.00
LLC 20	0.00
LLC 21	0.00
LLC 22	0.00
LLC 23	0.00
LLC 24	0.00
LLC 25	0.00
LLC 26	0.00
LLC 27	0.00
LLC 28	0.00
LLC 29	0.00
LLC 30	0.00
LLC 30	0.00
LLC 31	0.00
LLC 32	0.00
LLC 33	0.00
LLC 34	0.00
LLC 35	0.00
LLC 36	0.00
LLC 37	0.00
LLC 38	0.00
LLC 39	0.00
LLC 40	0.00
LLC 41	0.00
LLC 42	0.00
LLC 43	0.00
LLC 44	0.00
LLC 45	0.00
LLC 46	0.00
LLC 47	0.00
LLC 48	0.00
Due to/from LLC 49	0.00
PI LLC 50	0.00
PI 51 LLC	0.00
Due to/from Gate 5	0.00
PV 1 Due to/from	0.00
885 Due to/from	0.00
107 Due to/from	0.00
481 Due to/from	0.00
515 Due to/from	0.00
300 Due to/From PISF	0.00
Paul Drive Due to/from	0.00
353 BMK due to/from	0.00
49 Ignacio due to/from	0.00
Due To/From GP	0.00
Due To/From 16914	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Due To/From PISF, Inc.	0.00
Due To/From PIM	0.00
Note Receivable	0.00
7200 Redwood Due to/From	0.00
355 Due to / from	0.00
Due to/from 350 Ignacio Assoc.	0.00
1222 Due to/from	0.00
419 Prospect due to/from	0.00
TOTAL ASSETS	5,046,955.57
LIABILITIES & EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	1,193.52
Deferred Revenue	0.00
Unearned Rent	2,693.50
FTB Taxes Payable	0.00
PPP Loan	0.00
Property Tax Payable	0.00
Insurance Payable	0.00
Accrued Expenses	0.00
TOTAL CURRENT LIABILITIES	3,887.02
LONG TERM LIABILITIES	
Notes Payable	0.00
Notes Payable LLC 48	0.00
Deed of Trust Payable	0.00
Accrued Interest	0.00
Security Deposits Liability	39,381.74
Security Deposit Clearing	0.00
Pet Deposit Payable	0.00
Unearned Income	0.00
Mortgage Payable	3,249,750.68
1st Mortgage 461	0.00
2nd Mortgage 461	0.00
1st Mortgage 501	0.00
1st Deed 350, Suite 201	0.00
2nd Deed 350, Suite 201	0.00
1st Deed 350, Suite 200	0.00
First Mortgage 350 Suite 203	0.00
1st Deed 350 Suites 101, 103	0.00
Other Liabilities	0.00
Accum K-1 Losses	0.00
1st Mortgage Gate 5	0.00
2nd Deed Gate 5	0.00
1st Mortgage Duffy Place	0.00
2nd Deed Duffy Place	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
1st Mortgage 49 Ignacio	0.00
2nd Deed 49 Ignacio	0.00
TOTAL LONG TERM LIABILITIES	3,289,132.42
TOTAL LIABILITIES	3,293,019.44
EQUITY	
Common Stock	0.00
Capital Contributions	2,700,000.00
Capital Receivable	0.00
Less: Repurchased Units	0.00
TIC Ownership	0.00
L.P. Distributions	0.00
G.P. Distributions	0.00
Premium on Repurch Units	0.00
Previous Period Adjmts	0.00
Member Distribution	-694,284.00
Dist. 38 to 20	0.00
Dist. 38 to 21	0.00
Dist. 37 to 22	0.00
Inter Co. PFI - PV1	0.00
Inter Co PFI - Gate 5	0.00
Inter Co PFI - Duffy	0.00
Inter Co PFI - Hamm	0.00
Inter Co PFI - 107	0.00
Inter Co PFI - 461	0.00
Inter Co PFI - 501	0.00
Inter Co PFI - 49	0.00
Inter Co PFI - 885	0.00
Inter Co. PFI - 515	0.00
Inter-Co PFI - 355	0.00
InterCo PFI - 7200	0.00
InterCo PFI-117	0.00
InterCo PFI - 7 Merry	0.00
InterCo PFI - 16914	0.00
InterCo PFI - Paul	0.00
InterCo PFI - 353	0.00
InterCo PFI - 1506	0.00
InterCo PFI - 1222	0.00
InterCo PFI - 419	0.00
Inter Co PFI - 19 Merrydale	0.00
Inter Co PFI - 1129	0.00
Inter Co PFI - 1315	0.00
Inter-Co. PFI - 1732	0.00
Inter-Co PFI-390	0.00
Inter Co PFI-santaland	0.00
Retained Earnings	-105,737.50
Retained Earnings - Owned Properties	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
K1-Losses	0.00
Net Income (Loss) Current	-146,042.37
Appliance Depreciation	0.00
TOTAL EQUITY	1,753,936.13
TOTAL LIABILITIES & EQUITY	5,046,955.57
Total of All	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

Current Balance**ASSETS****CURRENT ASSETS****CASH**

1010 - Checking	12,460.69
461 Bank Acct	0.00
501 Bank Acct	0.00
1015 -Reserve Account	750.00
1020 OLD Clearing	0.00
PFI First Community Clearing	0.00
PISF Inc. Transfer	0.00
PFI Cash - Transfer	0.00
Money Market	0.00
Escrow Account	0.00
Fremont Checking Account	0.00
Interest Cash	0.00
Petty Cash	0.00
Cash Hammondale	0.00
Cash 461	0.00
Cash 501	0.00
TOTAL CASH	13,210.69

RECEIVABLES

Property Receivables	0.00
Loan Receivables	0.00
Other Receivables	0.00
Officer - Due to/from	0.00

ACCOUNTS RECEIVABLES

A/R Rent Due	71.46
A/R Other - Melissa B	0.00
A/R Other - People home equity	0.00
A/R Collections	0.00
A/R Security Deposits	0.00
TOTAL ACCOUNTS RECEIVABLES	71.46

RESERVES & PREPAIDS

Reserve - Insurance	9,643.21
Reserve - Improvements	0.00
Prepaid Maint. Contract	1,127.52
Prepaid - Leasing Comm.	0.00
Prepaid - Leasing Comm.	0.00
Prepaid Mortgage Interest	0.00
Prepaid Taxes	0.00
TOTAL RESERVES & PREPAIDS	10,770.73
TOTAL CURRENT ASSETS	24,052.88

Balance Sheet

Period = Jul 2020

Book = Accrual

Current Balance**FIXED ASSETS**

Land - Hammondale	0.00
Land	1,090,000.00
Land - 501	0.00
Land - PI 20 LLC	0.00
Land - 200 Gate 5	0.00
Land - Duffy	0.00
Land - 49 Ignacio	0.00
Land - 350 Ignacio Suite 200	0.00
Land - PI 21 LLC	0.00
Land 30 Clay Court	0.00
Land - 690 DeLong	0.00
Building	3,488,000.00
Fixtures & Appliances	0.00
Improvements	0.00
Additional basis	0.00
Accum Depreciation	-463,753.82
Building - 501	0.00
Accum Depreciation Building - 501	0.00
Building - PI 20	0.00
A/D Building PI 20	0.00
Building - 200 Gate 5	0.00
Open	0.00
Accum Depreciation Gate 5	0.00
Buidling Duffy Place	0.00
Accum Depreciation Duffy Place	0.00
Building 49 Ignacio	0.00
Accum Depreciation 49 Ignacio	0.00
Building - Hammondale	0.00
Accum Depr Hammondale	0.00
350 Ignacio #200	0.00
A/D 350 Ignacio #200	0.00
350 Ignacio #101	0.00
A/D 350 Ignacio #101	0.00
Building - 30 Clay Ct.	0.00
A/D 30 Clay Ct.	0.00
Building 690 DeLong	0.00
A/D Building 690 DeLong	0.00
350 Ignacio #103	0.00
A/D 350 Ingacio #103	0.00
350 Ignacio #201	0.00
350 Ignacio # 203	0.00
A/D 350 Ignacio #203	0.00
350 Ignacio #100	0.00
A/D Ignacio #100	0.00
350 Ignacio #300	0.00
A/D 350 Ignacio #300	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Furniture and Fixtures	0.00
A/D Furn. & Fixt.	0.00
Furniture & Fixt Hamm	0.00
Furniture & Fixt Gate	0.00
A/D Furn./Fixt. Hamm	0.00
A/D Furn./Fixt. Gate	0.00
Computers	0.00
A/D Computers	0.00
A/V Equipment	0.00
Vehicles	0.00
A/D Vehicles	0.00
Tenant Imp. 350 Ignacio	0.00
A/D Tenant Imp.	0.00
Acum. Gain (Loss) Gate	0.00
Accum. Gain (Loss) Hamm	0.00
Accum. Gain (Loss) 501	0.00
Accum Gain Loss - 461	0.00
Accum Depreciation Fixed Assets	0.00
NET FIXED ASSETS	4,114,246.18
 ACQUISITION ASSETS	
Closing Costs	7,323.10
A/A Closing Costs	0.00
Syndication Costs	0.00
Loan Fees	49,903.00
Accum Amort Loan Fees	-36,454.90
Personal Property	872,000.00
Accum Depreciation Personal Property	-225,266.77
Organization Costs	6,437.24
Accum Amort Organization Costs	0.00
NET ACQUISITION ASSETS	673,941.67
 CAPITALIZED IMPROVEMENTS	
Improvements Prior 2000	0.00
2001 Bathroom Improvements	0.00
2001 Kitchen Improvements	0.00
2001 Floor Improvements	0.00
2001 Window Improvements	0.00
2001 Building Improvements	0.00
2001 Roof Improvements	0.00
2001 Other Improvements	0.00
2002 Bathroom Improvements	0.00
2002 Kitchen Improvements	0.00
2002 Floor Improvements	0.00
2002 Window Improvements	0.00
2002 Building Improvements	0.00
2002 Roof Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2002 Other Improvements	0.00
2002 Improvement Salaries	0.00
2003 Bathroom Improvements	0.00
2003 Kitchen Improvements	0.00
2003 Floor Improvements	0.00
2003 Window Improvements	0.00
461-2003 Windows Improvements	0.00
501-2003 Window Improvement	0.00
2003 Building Improvements	0.00
461-2003 Building Improvements	0.00
501-2003 Building Improvements	0.00
2003 Roof Improvements	0.00
2003 Other Improvements	0.00
461-2003 Other Improvements	0.00
501-2003 Other Improvements	0.00
2004 Bathroom Improvements	0.00
2004 Kitchen Improvements	0.00
2004 Floor Improvements	0.00
461-2004 Floor Improvements	0.00
501-2004 Floor Improvements	0.00
2004 Window Improvements	0.00
461-2004 Window Improvements	0.00
501-2004 Window Improvements	0.00
2004 Building Improvements	0.00
2004 Roof Improvements	0.00
2004 Other Improvements	0.00
461-2004 Other Improvements	0.00
501-2004 Other Improvements	0.00
2005 Bathroom Improvements	0.00
2005 Kitchen Improvements	0.00
461-2005 Kitchen Improvements	0.00
501-2005 Kitchen Improvements	0.00
2005 Floor Improvements	0.00
461-2005 Floor Improvements	0.00
501-2005 Floor Improvements	0.00
2005 Window Improvements	0.00
2005 Building Improvements	0.00
2005 Roof Improvements	0.00
2005 Other Improvements	0.00
461-2005 Other Improvements	0.00
501-2005 Other Improvements	0.00
2005 Improvement Salaries	0.00
2006 Bathroom Improvements	0.00
2006 Kitchen Improvements	0.00
461-2006 Kitchen Improvements	0.00
501-2006 Kitchen Improvements	0.00
2006 Floor Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
461-2006 Floor Improvements	0.00
501-2006 Floor Improvements	0.00
2006 Window Improvements	0.00
2006 Building Improvements	0.00
461-2006 Building Improvements	0.00
501-2006 Building Improvements	0.00
2006 Roof Improvements	0.00
2006 Other Improvements	0.00
2007 Bathroom Improvements	0.00
461-2007 Bathroom Improvements	0.00
501-2007 Bathroom Improvements	0.00
2007 Kitchen Improvements	0.00
2007 Floor Improvements	0.00
461-2007 Floor Improvements	0.00
501-2007 Floor Improvements	0.00
2007 Window Improvements	0.00
2007 Building Improvements	0.00
461-2007 Building Improvements	0.00
501-2007 Building Improvements	0.00
2007 Roof Improvements	0.00
2007 Other Improvements	0.00
461-2007 Other Improvements	0.00
501-2007 Other Improvements	0.00
2008 Bathroom Improvements	0.00
461-2008 Bathrooms Improvements	0.00
501-2008 Bathroom Improvements	0.00
2008 Kitchen Improvements	0.00
461-2008 Kitchen Improvements	0.00
501-2008 Kitchen Improvements	0.00
2008 Floor Improvements	0.00
461-2008 Floor Improvements	0.00
501-2008 Floor Improvements	0.00
2008 Window Improvements	0.00
2008 Building Improvements	0.00
2008 Roof Improvements	0.00
2008 Other Improvements	0.00
461-2008 Other Improvements	0.00
501-2008 Other Improvements	0.00
2009 Bathroom Improvements	0.00
2009 Kitchen Improvements	0.00
2009 Floor Improvements	0.00
2009 Window Improvements	0.00
2009 Building Improvements	0.00
2009 Roof Improvements	0.00
2009 Other Improvements	0.00
461-2009 Other Improvements	0.00
501-2009 Other Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2010 Other Improvements	0.00
2011 Other Improvements	0.00
2012 Other Improvements	0.00
2013 Other Improvements	0.00
2013-Roof Improvement	0.00
2014 Other Improvements	0.00
2014 T/O Misc. Expense	0.00
2014 T/O Materials	0.00
2014 T/O Outside Vendor	0.00
2014 - Roof	0.00
2015 Other Improvements	0.00
T/O Misc. Exp.	0.00
2015 T/O Materiales	0.00
T/O Outside Vendor	0.00
2016 Other Improvements	800.00
2016 T/O Misc. Exp.	0.00
2016 T/O Materials	0.00
2016 T/O outside vendors	0.00
2016 Hills Assessments	0.00
2017 Other Improvements	52,086.05
2017 T/O Misc. Exp.	0.00
2017 T/O Materials	0.00
2017 T/O Outside Vendor	0.00
2017 Hills Assessments	0.00
2018 Other Improvements	88,218.01
2018 T/O Misc. Exp.	0.00
2018 T/O Materials	47.32
2018 T/O Outside Vendor	9,005.00
2018 Hills Assessments	0.00
2019 Other Improvements	38,909.10
2019 T/O Misc. Exp.	0.00
2019 T/O Materials	1,891.00
2019 T/O Outside Vendor	19,147.00
2019 Hills Assessments	0.00
2020 Other Improvements	57,410.00
2020 T/O Misc. Exp.	0.00
2020 T/O Materials	959.81
2020 T/O Outside Vendor	6,882.00
2020 Hills Assessments	0.00
TOTAL CAPITAL IMPROVEMENTS	275,355.29
Accum Deprec - Capital Improvements	95,521.14
NET CAPITALIZED IMPROVEMENTS	179,834.15
 OTHER ASSETS	
Security Deposits	0.00
Investment - LLC 21	0.00
Investment - LLC 24	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Investment - LLC 27	0.00
Investment - LLC 28	0.00
Investment - LLC 29	0.00
Investment - LLC 25	0.00
Investment - LLC 26	0.00
Investment - LLC 31	0.00
Investment - LLC 34	0.00
Investment - LLC 35	0.00
Investment - LLC 36	0.00
Investment LLC 37	0.00
Investment LLC 38	0.00
Investment - LLC 39	0.00
Investment - LLC 40	0.00
Investment - LLC 41	0.00
Investment - LLC 42	0.00
Investment - LLC 43	0.00
	0.00
investment - LLC 45	0.00
<i>Investment in 48</i>	<i>0.00</i>
BofA Teller Rental	0.00
Investment - 16914	0.00
Investment - Rafael Gardens	0.00
Investment - 1129 3rd Street	0.00
LP Units	0.00
Investment - US Performing Arts	0.00
Investment - Marin CoWork	0.00
Limited Liability Companies	0.00
LONG TERM RECEIVABLES	
PISF I	0.00
Duffy Due to/from	0.00
PISF III	0.00
PISF IV	0.00
PISF VI	0.00
PISF VII	0.00
PISF IX	0.00
PISF XI	0.00
PISF XII	0.00
PISF XIII	0.00
PISF XIV	0.00
PISF XV	0.00
PISF XVI	0.00
PISF XVII	0.00
PISF XVIII	0.00
461 Due To/From	0.00
501 Due/To From	0.00
Hammondale Due To/From	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
21 Due/to From	0.00
In process Lease litigation	0.00
LLC 20	0.00
LLC 21	0.00
LLC 22	0.00
LLC 23	0.00
LLC 24	0.00
LLC 25	0.00
LLC 26	0.00
LLC 27	0.00
LLC 28	0.00
LLC 29	0.00
LLC 30	0.00
LLC 30	0.00
LLC 31	0.00
LLC 32	0.00
LLC 33	0.00
LLC 34	0.00
LLC 35	0.00
LLC 36	0.00
LLC 37	0.00
LLC 38	0.00
LLC 39	0.00
LLC 40	0.00
LLC 41	0.00
LLC 42	0.00
LLC 43	0.00
LLC 44	0.00
LLC 45	0.00
LLC 46	0.00
LLC 47	0.00
LLC 48	0.00
Due to/from LLC 49	0.00
PI LLC 50	0.00
PI 51 LLC	0.00
Due to/from Gate 5	0.00
PV 1 Due to/from	0.00
885 Due to/from	0.00
107 Due to/from	0.00
481 Due to/from	0.00
515 Due to/from	0.00
300 Due to/From PISF	0.00
Paul Drive Due to/from	0.00
353 BMK due to/from	0.00
49 Ignacio due to/from	0.00
Due To/From GP	-129,000.00
Due To/From 16914	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Due To/From PISF, Inc.	0.00
Due To/From PIM	0.00
Note Receivable	0.00
7200 Redwood Due to/From	0.00
355 Due to / from	0.00
Due to/from 350 Ignacio Assoc.	0.00
1222 Due to/from	0.00
419 Prospect due to/from	0.00
TOTAL LONG TERM RECEIVABLES	-129,000.00
TOTAL ASSETS	4,863,074.88
LIABILITIES & EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	15,911.45
Deferred Revenue	0.00
Unearned Rent	1,865.62
FTB Taxes Payable	0.00
PPP Loan	0.00
Property Tax Payable	5,863.57
Insurance Payable	0.00
Accrued Expenses	0.00
TOTAL CURRENT LIABILITIES	23,640.64
LONG TERM LIABILITIES	
Notes Payable	0.00
Notes Payable LLC 48	0.00
Deed of Trust Payable	0.00
Accrued Interest	0.00
Security Deposits Liability	38,681.99
Security Deposit Clearing	0.00
Pet Deposit Payable	0.00
Unearned Income	0.00
Mortgage Payable	3,215,910.62
1st Mortgage 461	0.00
2nd Mortgage 461	0.00
1st Mortgage 501	0.00
1st Deed 350, Suite 201	0.00
2nd Deed 350, Suite 201	0.00
1st Deed 350, Suite 200	0.00
First Mortgage 350 Suite 203	0.00
1st Deed 350 Suites 101, 103	0.00
Other Liabilities	0.00
Accum K-1 Losses	0.00
1st Mortgage Gate 5	0.00
2nd Deed Gate 5	0.00
1st Mortgage Duffy Place	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2nd Deed Duffy Place	0.00
1st Mortgage 49 Ignacio	0.00
2nd Deed 49 Ignacio	0.00
TOTAL LONG TERM LIABILITIES	3,254,592.61
TOTAL LIABILITIES	3,278,233.25
EQUITY	
Common Stock	0.00
Capital Contributions	2,700,000.00
Capital Receivable	0.00
Less: Repurchased Units	0.00
TIC Ownership	0.00
L.P. Distributions	0.00
G.P. Distributions	0.00
Premium on Repurch Units	0.00
Previous Period Adjmts	-810.77
Member Distribution	-792,641.00
Dist. 38 to 20	0.00
Dist. 38 to 21	0.00
Dist. 37 to 22	0.00
Inter Co. PFI - PV1	0.00
Inter Co PFI - Gate 5	0.00
Inter Co PFI - Duffy	0.00
Inter Co PFI - Hamm	0.00
Inter Co PFI - 107	0.00
Inter Co PFI - 461	0.00
Inter Co PFI - 501	0.00
Inter Co PFI - 49	0.00
Inter Co PFI - 885	0.00
Inter Co. PFI - 515	0.00
Inter-Co PFI - 355	0.00
InterCo PFI - 7200	0.00
InterCo PFI-117	0.00
InterCo PFI - 7 Merry	0.00
InterCo PFI - 16914	0.00
InterCo PFI - Paul	0.00
InterCo PFI - 353	0.00
InterCo PFI - 1506	0.00
InterCo PFI - 1222	0.00
InterCo PFI - 419	0.00
Inter Co PFI - 19 Merrydale	0.00
Inter Co PFI - 1129	0.00
Inter Co PFI - 1315	0.00
Inter-Co. PFI - 1732	0.00
Inter-Co PFI-390	0.00
Inter Co PFI-santaland	0.00
Retained Earnings	-251,779.87

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Retained Earnings - Owned Properties	0.00
K1-Losses	0.00
Net Income (Loss) Current	-69,926.73
Appliance Depreciation	0.00
TOTAL EQUITY	1,584,841.63
TOTAL LIABILITIES & EQUITY	4,863,074.88
Total of All	0.00

Exhibit A-2: Statement of Income (*Loss*) for **Professional Investors 32, LLC** for period ending 9/1/2020

[Provide a statement of income (*loss*) for the following periods:

(i) For the initial report:

- a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and
- b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.



Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	725,243.48	98.91	725,243.48	98.91
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	4,677.12	0.64	4,677.12	0.64
Prior Year Recovery Income	2,776.89	0.38	2,776.89	0.38
Utility Income	-984.00	-0.13	-984.00	-0.13
Storage Income	1,550.00	0.21	1,550.00	0.21
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	733,263.49	100.00	733,263.49	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	157,736.08	21.51	157,736.08	21.51
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	2,144.99	0.29	2,144.99	0.29
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	-350.00	-0.05	-350.00	-0.05

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	159,531.07	21.76	159,531.07	21.76
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	3,711.08	0.51	3,711.08	0.51
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	10,173.96	1.39	10,173.96	1.39
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	240.55	0.03	240.55	0.03
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	225.00	0.03	225.00	0.03
Security Patrol	1,327.82	0.18	1,327.82	0.18
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	15,678.41	2.14	15,678.41	2.14
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	42,909.56	5.85	42,909.56	5.85
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	1,428.00	0.19	1,428.00	0.19
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	234.96	0.03	234.96	0.03
TOTAL MANAGEMENT E...	44,572.52	6.08	44,572.52	6.08
UTILITIES EXPENSE				
Gas & Electricity	49,845.86	6.80	49,845.86	6.80
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	2,959.17	0.40	2,959.17	0.40
Garbage & Trash Removal	11,335.97	1.55	11,335.97	1.55
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	6,762.11	0.92	6,762.11	0.92
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	70,903.11	9.67	70,903.11	9.67
REPAIRS & MAINTENANCE				
R&M Unit	0.00	0.00	0.00	0.00
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	0.00	0.00	0.00	0.00
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

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	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	3,368.64	0.46	3,368.64	0.46
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	80.00	0.01	80.00	0.01
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	998.89	0.14	998.89	0.14
R&M - Electrical Supplies	448.95	0.06	448.95	0.06
R&M - Landscaping Supplies	1,009.49	0.14	1,009.49	0.14
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	7,102.61	0.97	7,102.61	0.97
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	-6,751.62	-0.92	-6,751.62	-0.92
Locks & Keys	1,913.77	0.26	1,913.77	0.26
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	8,170.73	1.11	8,170.73	1.11

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	107.00	0.01	107.00	0.01
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	2,402.13	0.33	2,402.13	0.33
Contract - Electrical & Lighting	1,053.66	0.14	1,053.66	0.14
Contract - HVAC Maint.	12,578.31	1.72	12,578.31	1.72
Contract R&M	12,282.92	1.68	12,282.92	1.68
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	40,951.08	5.58	40,951.08	5.58
Contract - Painting	2,585.00	0.35	2,585.00	0.35
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	9,810.50	1.34	9,810.50	1.34
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	4,729.23	0.64	4,729.23	0.64
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	86,499.83	11.80	86,499.83	11.80
TAXES				
Real Estate Taxes	70,699.84	9.64	70,699.84	9.64
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	70,699.84	9.64	70,699.84	9.64
INSURANCE EXPENSE				
Package Insurance	7,127.06	0.97	7,127.06	0.97
Earthquake Insurance	7,384.52	1.01	7,384.52	1.01
Umbrella Insurance	1,575.00	0.21	1,575.00	0.21
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

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	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	16,086.58	2.19	16,086.58	2.19
TOTAL OPERATING EXPENSES	472,142.09	64.39	472,142.09	64.39
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	-400.00	-0.05	-400.00	-0.05
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	0.00	0.00	0.00	0.00
Damages & Cleaning Fees	-625.00	-0.09	-625.00	-0.09
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	-60.80	-0.01	-60.80	-0.01
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-1,085.80	-0.15	-1,085.80	-0.15
NET OPERATING INCOME	262,207.20	35.76	262,207.20	35.76
DEBT SERVICE EXPENSE				
Mortgage Interest	130,667.32	17.82	130,667.32	17.82
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	130,667.32	17.82	130,667.32	17.82
NET INC.BEFORE DEP.& TAX	131,539.88	17.94	131,539.88	17.94
DEPREC. & AMORT. EXPENSES				
Building Depreciation	111,026.16	15.14	111,026.16	15.14
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	87,200.04	11.89	87,200.04	11.89
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	69,630.28	9.50	69,630.28	9.50
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	4,991.80	0.68	4,991.80	0.68

Income Statement

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	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	272,848.28	37.21	272,848.28	37.21
NET INC.(LOSS) BEF.TAXES	-141,308.40	-19.27	-141,308.40	-19.27
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	4,733.97	0.65	4,733.97	0.65
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	4,733.97	0.65	4,733.97	0.65
NET INCOME (LOSS)BK	-146,042.37	-19.92	-146,042.37	-19.92
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	415,004.74	98.06	415,004.74	98.06
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	4,254.46	1.01	4,254.46	1.01
Prior Year Recovery Income	2,625.62	0.62	2,625.62	0.62
Utility Income	-246.00	-0.06	-246.00	-0.06
Storage Income	1,575.00	0.37	1,575.00	0.37
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	423,213.82	100.00	423,213.82	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	127,415.60	30.11	127,415.60	30.11
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	133.28	0.03	133.28	0.03
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	0.00	0.00	0.00	0.00

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	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	127,548.88	30.14	127,548.88	30.14
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	2,636.88	0.62	2,636.88	0.62
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	130.50	0.03	130.50	0.03
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	0.00	0.00	0.00	0.00
Security Patrol	1,880.64	0.44	1,880.64	0.44
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	4,648.02	1.10	4,648.02	1.10
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	24,943.11	5.89	24,943.11	5.89
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	169.71	0.04	169.71	0.04

Income Statement

Period = Jan 2020-Jul 2020

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	Period to Date	%	Year to Date	%
Interior Lobby Plants	700.00	0.17	700.00	0.17
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	164.95	0.04	164.95	0.04
TOTAL MANAGEMENT E...	25,977.77	6.14	25,977.77	6.14
UTILITIES EXPENSE				
Gas & Electricity	24,531.54	5.80	24,531.54	5.80
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	2,010.47	0.48	2,010.47	0.48
Garbage & Trash Removal	6,937.19	1.64	6,937.19	1.64
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	3,313.60	0.78	3,313.60	0.78
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	36,792.80	8.69	36,792.80	8.69
REPAIRS & MAINTENANCE				
R&M Unit	3,787.49	0.89	3,787.49	0.89
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	962.73	0.23	962.73	0.23
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	475.00	0.11	475.00	0.11
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	813.00	0.19	813.00	0.19
R&M - Miscellaneous	604.16	0.14	604.16	0.14
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	442.50	0.10	442.50	0.10
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	1,463.31	0.35	1,463.31	0.35
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	0.00	0.00	0.00	0.00
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	23.41	0.01	23.41	0.01
R&M - Electrical Supplies	109.48	0.03	109.48	0.03
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	1,942.20	0.46	1,942.20	0.46
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	-3,359.75	-0.79	-3,359.75	-0.79
Locks & Keys	215.44	0.05	215.44	0.05
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	7,478.97	1.77	7,478.97	1.77

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	29.00	0.01	29.00	0.01
Contract - Fire Safety Maint.	160.00	0.04	160.00	0.04
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	3,560.00	0.84	3,560.00	0.84
Contract R&M	0.00	0.00	0.00	0.00
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	20,150.69	4.76	20,150.69	4.76
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	5,150.00	1.22	5,150.00	1.22
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	1,719.48	0.41	1,719.48	0.41
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	878.00	0.21	878.00	0.21
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	31,647.17	7.48	31,647.17	7.48
TAXES				
Real Estate Taxes	41,381.99	9.78	41,381.99	9.78
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	41,381.99	9.78	41,381.99	9.78
INSURANCE EXPENSE				
Package Insurance	4,334.75	1.02	4,334.75	1.02
Earthquake Insurance	4,641.00	1.10	4,641.00	1.10
Umbrella Insurance	918.75	0.22	918.75	0.22
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	9,894.50	2.34	9,894.50	2.34
TOTAL OPERATING EXPENSES	285,370.10	67.43	285,370.10	67.43
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	0.00	0.00	0.00	0.00
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
NET OPERATING INCOME	137,843.72	32.57	137,843.72	32.57
DEBT SERVICE EXPENSE				
Mortgage Interest	75,339.22	17.80	75,339.22	17.80
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	75,339.22	17.80	75,339.22	17.80
NET INC.BEFORE DEP.& TAX	62,504.50	14.77	62,504.50	14.77
DEPREC. & AMORT. EXPENSES				
Building Depreciation	64,765.26	15.30	64,765.26	15.30
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	50,866.69	12.02	50,866.69	12.02
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	13,650.98	3.23	13,650.98	3.23
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	1,448.30	0.34	1,448.30	0.34
Org. Cost Amortization	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	130,731.23	30.89	130,731.23	30.89
NET INC.(LOSS) BEF.TAXES	-68,226.73	-16.12	-68,226.73	-16.12
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	1,700.00	0.40	1,700.00	0.40
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	1,700.00	0.40	1,700.00	0.40
NET INCOME (LOSS)BK	-69,926.73	-16.52	-69,926.73	-16.52
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Exhibit A-3: Statement of Cash Flows for **Professional Investors 32, LLC** for period ending 9/1/2020

[Provide a statement of changes in cash position for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.



Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	725,243.48	98.91	725,243.48	98.91
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	4,677.12	0.64	4,677.12	0.64
Prior Year Recovery Income	2,776.89	0.38	2,776.89	0.38
Utility Income	-984.00	-0.13	-984.00	-0.13
Storage Income	1,550.00	0.21	1,550.00	0.21
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	733,263.49	100.00	733,263.49	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	157,736.08	21.51	157,736.08	21.51
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	2,144.99	0.29	2,144.99	0.29
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	-350.00	-0.05	-350.00	-0.05

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	159,531.07	21.76	159,531.07	21.76
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	3,711.08	0.51	3,711.08	0.51
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	10,173.96	1.39	10,173.96	1.39
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	240.55	0.03	240.55	0.03
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	225.00	0.03	225.00	0.03
Security Patrol	1,327.82	0.18	1,327.82	0.18
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	15,678.41	2.14	15,678.41	2.14
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	42,909.56	5.85	42,909.56	5.85
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	1,428.00	0.19	1,428.00	0.19
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	234.96	0.03	234.96	0.03
TOTAL MANAGEMENT E...	44,572.52	6.08	44,572.52	6.08
UTILITIES EXPENSE				
Gas & Electricity	49,845.86	6.80	49,845.86	6.80
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	2,959.17	0.40	2,959.17	0.40
Garbage & Trash Removal	11,335.97	1.55	11,335.97	1.55
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	6,762.11	0.92	6,762.11	0.92
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	70,903.11	9.67	70,903.11	9.67
REPAIRS & MAINTENANCE				
R&M Unit	0.00	0.00	0.00	0.00
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	0.00	0.00	0.00	0.00
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	3,368.64	0.46	3,368.64	0.46
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	80.00	0.01	80.00	0.01
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	998.89	0.14	998.89	0.14
R&M - Electrical Supplies	448.95	0.06	448.95	0.06
R&M - Landscaping Supplies	1,009.49	0.14	1,009.49	0.14
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	7,102.61	0.97	7,102.61	0.97
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Cash Flow Statement

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	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	-6,751.62	-0.92	-6,751.62	-0.92
Locks & Keys	1,913.77	0.26	1,913.77	0.26
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	8,170.73	1.11	8,170.73	1.11

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	107.00	0.01	107.00	0.01
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	2,402.13	0.33	2,402.13	0.33
Contract - Electrical & Lighting	1,053.66	0.14	1,053.66	0.14
Contract - HVAC Maint.	12,578.31	1.72	12,578.31	1.72
Contract R&M	12,282.92	1.68	12,282.92	1.68
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	40,951.08	5.58	40,951.08	5.58
Contract - Painting	2,585.00	0.35	2,585.00	0.35
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	9,810.50	1.34	9,810.50	1.34
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	4,729.23	0.64	4,729.23	0.64
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	86,499.83	11.80	86,499.83	11.80
TAXES				
Real Estate Taxes	70,699.84	9.64	70,699.84	9.64
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	70,699.84	9.64	70,699.84	9.64
INSURANCE EXPENSE				
Package Insurance	7,127.06	0.97	7,127.06	0.97
Earthquake Insurance	7,384.52	1.01	7,384.52	1.01
Umbrella Insurance	1,575.00	0.21	1,575.00	0.21
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	16,086.58	2.19	16,086.58	2.19
TOTAL OPERATING EXPENSES	472,142.09	64.39	472,142.09	64.39
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	-400.00	-0.05	-400.00	-0.05
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	0.00	0.00	0.00	0.00
Damages & Cleaning Fees	-625.00	-0.09	-625.00	-0.09
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	-60.80	-0.01	-60.80	-0.01
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-1,085.80	-0.15	-1,085.80	-0.15
NET OPERATING INCOME	262,207.20	35.76	262,207.20	35.76
DEBT SERVICE EXPENSE				
Mortgage Interest	130,667.32	17.82	130,667.32	17.82
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	130,667.32	17.82	130,667.32	17.82
NET INC.BEFORE DEP.& TAX	131,539.88	17.94	131,539.88	17.94
DEPREC. & AMORT. EXPENSES				
Building Depreciation	111,026.16	15.14	111,026.16	15.14
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	87,200.04	11.89	87,200.04	11.89
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	69,630.28	9.50	69,630.28	9.50
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	4,991.80	0.68	4,991.80	0.68

Cash Flow Statement

Period = Jan 2019-Dec 2019

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	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	272,848.28	37.21	272,848.28	37.21
NET INC.(LOSS) BEF.TAXES	-141,308.40	-19.27	-141,308.40	-19.27
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	4,733.97	0.65	4,733.97	0.65
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	4,733.97	0.65	4,733.97	0.65
NET INCOME (LOSS)BK	-146,042.37	-19.92	-146,042.37	-19.92
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00
Adjustments				
Outside Management Income	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0.00
Period to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	21,100.10	4,722.08	-16,378.02	
1015 -Reserve Account	750.00	750.00	0.00	
Total Cash	21,850.10	5,472.08	-16,378.02	
Year to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	21,100.10	4,722.08	-16,378.02	
1015 -Reserve Account	750.00	750.00	0.00	
Total Cash	21,850.10	5,472.08	-16,378.02	

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	415,004.74	98.06	415,004.74	98.06
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	4,254.46	1.01	4,254.46	1.01
Prior Year Recovery Income	2,625.62	0.62	2,625.62	0.62
Utility Income	-246.00	-0.06	-246.00	-0.06
Storage Income	1,575.00	0.37	1,575.00	0.37
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	423,213.82	100.00	423,213.82	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	127,415.60	30.11	127,415.60	30.11
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	133.28	0.03	133.28	0.03
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	127,548.88	30.14	127,548.88	30.14
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	2,636.88	0.62	2,636.88	0.62
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	130.50	0.03	130.50	0.03
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	0.00	0.00	0.00	0.00
Security Patrol	1,880.64	0.44	1,880.64	0.44
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	4,648.02	1.10	4,648.02	1.10
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	24,943.11	5.89	24,943.11	5.89
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	169.71	0.04	169.71	0.04

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	700.00	0.17	700.00	0.17
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	164.95	0.04	164.95	0.04
TOTAL MANAGEMENT E...	25,977.77	6.14	25,977.77	6.14
UTILITIES EXPENSE				
Gas & Electricity	24,531.54	5.80	24,531.54	5.80
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	2,010.47	0.48	2,010.47	0.48
Garbage & Trash Removal	6,937.19	1.64	6,937.19	1.64
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	3,313.60	0.78	3,313.60	0.78
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	36,792.80	8.69	36,792.80	8.69
REPAIRS & MAINTENANCE				
R&M Unit	3,787.49	0.89	3,787.49	0.89
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	962.73	0.23	962.73	0.23
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	475.00	0.11	475.00	0.11
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	813.00	0.19	813.00	0.19
R&M - Miscellaneous	604.16	0.14	604.16	0.14
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	442.50	0.10	442.50	0.10
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	1,463.31	0.35	1,463.31	0.35
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	0.00	0.00	0.00	0.00
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	23.41	0.01	23.41	0.01
R&M - Electrical Supplies	109.48	0.03	109.48	0.03
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	1,942.20	0.46	1,942.20	0.46
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	-3,359.75	-0.79	-3,359.75	-0.79
Locks & Keys	215.44	0.05	215.44	0.05
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	7,478.97	1.77	7,478.97	1.77

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	29.00	0.01	29.00	0.01
Contract - Fire Safety Maint.	160.00	0.04	160.00	0.04
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	3,560.00	0.84	3,560.00	0.84
Contract R&M	0.00	0.00	0.00	0.00
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	20,150.69	4.76	20,150.69	4.76
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	5,150.00	1.22	5,150.00	1.22
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	1,719.48	0.41	1,719.48	0.41
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	878.00	0.21	878.00	0.21
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	31,647.17	7.48	31,647.17	7.48
TAXES				
Real Estate Taxes	41,381.99	9.78	41,381.99	9.78
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	41,381.99	9.78	41,381.99	9.78
INSURANCE EXPENSE				
Package Insurance	4,334.75	1.02	4,334.75	1.02
Earthquake Insurance	4,641.00	1.10	4,641.00	1.10
Umbrella Insurance	918.75	0.22	918.75	0.22
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	9,894.50	2.34	9,894.50	2.34
TOTAL OPERATING EXPENSES	285,370.10	67.43	285,370.10	67.43
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	0.00	0.00	0.00	0.00
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
NET OPERATING INCOME	137,843.72	32.57	137,843.72	32.57
DEBT SERVICE EXPENSE				
Mortgage Interest	75,339.22	17.80	75,339.22	17.80
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	75,339.22	17.80	75,339.22	17.80
NET INC.BEFORE DEP.& TAX	62,504.50	14.77	62,504.50	14.77
DEPREC. & AMORT. EXPENSES				
Building Depreciation	64,765.26	15.30	64,765.26	15.30
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	50,866.69	12.02	50,866.69	12.02
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	13,650.98	3.23	13,650.98	3.23
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	1,448.30	0.34	1,448.30	0.34
Org. Cost Amortization	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	130,731.23	30.89	130,731.23	30.89
NET INC.(LOSS) BEF.TAXES	-68,226.73	-16.12	-68,226.73	-16.12
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	1,700.00	0.40	1,700.00	0.40
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	1,700.00	0.40	1,700.00	0.40
NET INCOME (LOSS)BK	-69,926.73	-16.52	-69,926.73	-16.52
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00
Adjustments				
Outside Management Income	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0.00
Period to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	4,722.08	12,460.69	7,738.61	
1015 -Reserve Account	750.00	750.00	0.00	
Total Cash	5,472.08	13,210.69	7,738.61	
Year to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	4,722.08	12,460.69	7,738.61	
1015 -Reserve Account	750.00	750.00	0.00	
Total Cash	5,472.08	13,210.69	7,738.61	

Exhibit A-4: Statement of Changes in Shareholders'/Partners' Equity (*Deficit*) for Professional Investors 32, LLC for period ending 9/1/2020

[Provide a statement of changes in shareholders'/partners equity (*deficit*) for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The Debtor's professionals are in the process of conducting a forensic review of the Debtor's and controlled entities' records necessary to determine changes in the shareholders'/partners' equity ownership for the controlled entities. The Debtor will submit an updated report to the Court once this information is available.

Exhibit B: Description of Operations for Professional Investors 32, LLC

[Describe the nature and extent of the Debtor's interest in the Controlled Non-Debtor Entity.

Describe the business conducted and intended to be conducted by the Controlled Non-Debtor Entity, focusing on the entity's dominant business segments.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

The Controlled Non-Debtor Entity owns a residential property which is operated by PFI. The units are leased as residences to tenants.



Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit C: Description of Intercompany Claims

[List and describe the Controlled Non-Debtor Entity's claims against any other Controlled Non-Debtor Entity, together with the basis for such claims and whether each claim is contingent, unliquidated or disputed.]

Describe the source of this information.]

The source of this information is derived for the companies' Accounting System.

The companies' books show no intercompany claim.

Exhibit D: Allocation of Tax Liabilities and Assets

[Describe how income, losses, tax payments, tax refunds, or other tax attributes relating to federal, state, or local taxes have been allocated between or among the Controlled Non-Debtor Entity and one or more other Controlled Non-Debtor Entities.

Include a copy of each tax sharing or tax allocation agreement to which the entity is a party with any other Controlled Non-Debtor Entity.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System and conversations with the remaining employees of the company.

Tax liabilities are not allocated among or between any other Controlled Non-Debtor Entity.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit E: Description of Controlled Non-Debtor Entity's payments of Administrative Expenses, or Professional Fees otherwise payable by a Debtor

[Describe any payment made, or obligations incurred (or claims purchased), by the Controlled Non-Debtor Entity in connection with any claims, administrative expenses, or professional fees that have been or could be asserted against any Debtor.


Describe the source of this information.]

Based on a review of the Non-Debtor Entity's Accounting System records and conversations with current employees, the Debtor is not aware of any payments made or obligations incurred by the Controlled Non-Debtor Entity that would otherwise be payable by Debtor.



Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

 Exhibit A: Financial Statements for Professional Financial Investors, Inc. 33, LLC

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit A-1: Balance Sheet for Professional Financial Investors, Inc. 33, LLC as of 9/5/2020

[Provide a balance sheet dated as of the end of the most recent 3-month period of the current fiscal year and as of the end of the preceding fiscal year.]

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Balance Sheet

Period = Dec 2019

Book = Accrual ; Tree = ysi_bs

		Current Balance
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1002-00-000	CASH	
1010-00-000	1010 - Checking	6,141.37
1015-00-000	1015 -Reserve Account	3,000.00
1090-00-000	Petty Cash	300.00
1099-00-000	TOTAL CASH	9,441.37
1180-00-000	ACCOUNTS RECEIVABLES	
1181-00-000	A/R Rent Due	21,781.07
1189-00-000	TOTAL ACCOUNTS RECEIVABLES	21,781.07
1200-00-000	RESERVES & PREPAIDS	
1205-00-000	Reserve - Insurance	2,990.94
1298-00-000	TOTAL RESERVES & PREPAIDS	2,990.94
1299-00-000	TOTAL CURRENT ASSETS	34,213.38
1300-00-000	FIXED ASSETS	
1305-00-000	Land	2,080,000.00
1310-00-000	Building	8,320,000.00
1311-00-000	Accum Depreciation	-893,483.18
1349-00-000	NET FIXED ASSETS	9,506,516.82
1350-00-000	ACQUISITION ASSETS	
1351-00-000	Closing Costs	20,778.00
1353-00-000	Loan Fees	80,352.00
1354-00-000	Accum Amort Loan Fees	-24,105.60
1355-00-000	Personal Property	100,000.00
1356-00-000	Accum Depreciation Personal Property	-60,000.12
1357-00-000	Organization Costs	74,476.15
1359-00-000	NET ACQUISITION ASSETS	191,500.43
1399-00-000	CAPITALIZED IMPROVEMENTS	
1494-00-000	2017 Other Improvements	650,591.01
1494-00-100	2017 T/O Misc. Exp.	7,470.15
1494-00-200	2017 T/O Materials	99,892.09
1494-00-300	2017 T/O Outside Vendor	74,459.34
1495-00-000	2018 Other Improvements	1,237,650.90
1495-00-100	2018 T/O Misc. Exp.	26,705.21
1495-00-200	2018 T/O Materials	78,519.35
1495-00-300	2018 T/O Outside Vendor	98,119.61
1496-00-000	2019 Other Improvements	821,708.57
1496-00-100	2019 T/O Misc. Exp.	23,809.27
1496-00-200	2019 T/O Materials	83,400.33
1496-00-300	2019 T/O Outside Vendor	173,705.00
1595-00-000	TOTAL CAPITAL IMPROVEMENTS	3,376,030.83
1598-00-000	Accum Deprec - Capital Improvements	548,234.13
1599-00-000	NET CAPITALIZED IMPROVEMENTS	2,827,796.70
1800-00-000	LONG TERM RECEIVABLES	
1850-00-000	Due To/From GP	-3,217,700.00
1899-00-000	TOTAL LONG TERM RECEIVABLES	-3,217,700.00
1999-00-000	TOTAL ASSETS	9,342,327.33
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	

Balance Sheet

Period = Dec 2019

Book = Accrual ; Tree = ysi_bs

		Current Balance
2002-00-000	CURRENT LIABILITIES	
2005-00-000	Accounts Payable	16,708.09
2010-00-000	Unearned Rent	1,909.65
2099-00-000	TOTAL CURRENT LIABILITIES	18,617.74
2200-00-000	LONG TERM LIABILITIES	
2235-00-000	Security Deposits Liability	59,901.00
2240-00-000	Mortgage Payable	6,300,000.00
2998-00-000	TOTAL LONG TERM LIABILITIES	6,359,901.00
2999-00-000	TOTAL LIABILITIES	6,378,518.74
3000-00-000	EQUITY	
3030-00-000	Capital Contributions	5,600,000.00
3070-00-000	Member Distribution	-1,400,000.01
3130-00-000	Retained Earnings	-850,911.62
3140-00-000	Net Income (Loss) Current	-385,279.78
3990-00-000	TOTAL EQUITY	2,963,808.59
3998-00-000	TOTAL LIABILITIES & EQUITY	9,342,327.33
9999-00-000	Total of All	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual ; Tree = ysi_bs

		Current Balance
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1002-00-000	CASH	
1010-00-000	1010 - Checking	115,063.44
1015-00-000	1015 -Reserve Account	3,000.00
1090-00-000	Petty Cash	300.00
1099-00-000	TOTAL CASH	118,363.44
1180-00-000	ACCOUNTS RECEIVABLES	
1181-00-000	A/R Rent Due	27,067.74
1189-00-000	TOTAL ACCOUNTS RECEIVABLES	27,067.74
1200-00-000	RESERVES & PREPAIDS	
1205-00-000	Reserve - Insurance	8,758.04
1250-00-000	Prepaid Taxes	-0.01
1298-00-000	TOTAL RESERVES & PREPAIDS	8,758.03
1299-00-000	TOTAL CURRENT ASSETS	154,189.21
1300-00-000	FIXED ASSETS	
1305-00-000	Land	2,080,000.00
1310-00-000	Building	8,320,000.00
1311-00-000	Accum Depreciation	-1,070,305.00
1349-00-000	NET FIXED ASSETS	9,329,695.00
1350-00-000	ACQUISITION ASSETS	
1351-00-000	Closing Costs	27,827.00
1353-00-000	Loan Fees	192,373.46
1354-00-000	Accum Amort Loan Fees	-28,792.80
1355-00-000	Personal Property	100,000.00
1356-00-000	Accum Depreciation Personal Property	-71,666.81
1357-00-000	Organization Costs	74,476.15
1359-00-000	NET ACQUISITION ASSETS	294,217.00
1399-00-000	CAPITALIZED IMPROVEMENTS	
1494-00-000	2017 Other Improvements	650,591.01
1494-00-100	2017 T/O Misc. Exp.	7,470.15
1494-00-200	2017 T/O Materials	99,892.09
1494-00-300	2017 T/O Outside Vendor	74,459.34
1495-00-000	2018 Other Improvements	1,237,650.90
1495-00-100	2018 T/O Misc. Exp.	26,705.21
1495-00-200	2018 T/O Materials	78,519.35
1495-00-300	2018 T/O Outside Vendor	98,119.61
1496-00-000	2019 Other Improvements	821,708.57
1496-00-100	2019 T/O Misc. Exp.	23,809.27
1496-00-200	2019 T/O Materials	83,400.33
1496-00-300	2019 T/O Outside Vendor	173,705.00
1497-00-000	2020 Other Improvements	5,462.90
1497-00-100	2020 T/O Misc. Exp.	3,501.25
1497-00-200	2020 T/O Materials	7,334.96
1497-00-300	2020 T/O Outside Vendor	28,810.00
1595-00-000	TOTAL CAPITAL IMPROVEMENTS	3,421,139.94
1598-00-000	Accum Deprec - Capital Improvements	686,685.03
1599-00-000	NET CAPITALIZED IMPROVEMENTS	2,734,454.91
1800-00-000	LONG TERM RECEIVABLES	

Balance Sheet

Period = Jul 2020

Book = Accrual ; Tree = ysi_bs

		Current Balance
1850-00-000	Due To/From GP	-1,423,468.16
1899-00-000	TOTAL LONG TERM RECEIVABLES	-1,423,468.16
1999-00-000	TOTAL ASSETS	11,089,087.96
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2002-00-000	CURRENT LIABILITIES	
2005-00-000	Accounts Payable	283.88
2010-00-000	Unearned Rent	7,201.32
2020-00-000	Property Tax Payable	13,957.80
2099-00-000	TOTAL CURRENT LIABILITIES	21,443.00
2200-00-000	LONG TERM LIABILITIES	
2235-00-000	Security Deposits Liability	67,106.00
2240-00-000	Mortgage Payable	8,456,200.00
2998-00-000	TOTAL LONG TERM LIABILITIES	8,523,306.00
2999-00-000	TOTAL LIABILITIES	8,544,749.00
3000-00-000	EQUITY	
3030-00-000	Capital Contributions	5,600,000.00
3070-00-000	Member Distribution	-1,611,730.78
3130-00-000	Retained Earnings	-1,236,191.45
3140-00-000	Net Income (Loss) Current	-207,738.81
3990-00-000	TOTAL EQUITY	2,544,338.96
3998-00-000	TOTAL LIABILITIES & EQUITY	11,089,087.96
9999-00-000	Total of All	0.00

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit A-2: Statement of Income (Loss) for ProfessionalFinancialInvestors,Inc.33LLC **for period ending** 9/5/2020

[Provide a statement of income (loss) for the following periods:

(i) For the initial report:

- a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and
- b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.



Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual ; Tree = ysi_is

		Period to Date	%	Year to Date	%
4000-00-000	INCOME				
4005-00-000	Rent Income	1,037,300.50	98.83	1,037,300.50	98.83
4014-00-000	Laundry income	12,230.95	1.17	12,230.95	1.17
4099-00-000	TOTAL INCOME	1,049,531.45	100.00	1,049,531.45	100.00
6001-00-000	OPERATING EXPENSE				
6002-00-000	RENTING EXPENSES				
6005-00-000	Vacancy Loss	68,621.67	6.54	68,621.67	6.54
6025-00-000	Signs	1,297.25	0.12	1,297.25	0.12
6031-00-000	Other Renting Expenses	9,864.70	0.94	9,864.70	0.94
6040-00-000	Credit Check Fees Rcvd	-200.00	-0.02	-200.00	-0.02
6041-00-000	Credit Check Fees Paid	171.40	0.02	171.40	0.02
6049-00-000	TOTAL RENTING EXPENSE	79,755.02	7.60	79,755.02	7.60
6050-00-000	ADMINISTRATIVE EXPENSES				
6062-00-000	Legal	-5,675.00	-0.54	-5,675.00	-0.54
6067-00-000	Outside Services	531.00	0.05	531.00	0.05
6070-00-000	Office Expense	1,717.11	0.16	1,717.11	0.16
6074-00-000	Licenses, Fees & Permits	8,947.07	0.85	8,947.07	0.85
6075-00-000	Security Patrol	7,153.51	0.68	7,153.51	0.68
6099-00-000	TOTAL ADMINISTRATIVE EXP	12,673.69	1.21	12,673.69	1.21
6100-00-000	MANAGEMENT EXPENSES				
6110-00-000	Manager - Apartment Unit	2,760.00	0.26	2,760.00	0.26
6112-00-000	Apart Janitorial/Groundskeeper	7,200.00	0.69	7,200.00	0.69
6113-00-000	Manager Salary	54,181.92	5.16	54,181.92	5.16
6120-00-000	Offsite Mgt Fee PFI	62,357.10	5.94	62,357.10	5.94
6199-00-000	TOTAL MANAGEMENT EXPENSE	126,499.02	12.05	126,499.02	12.05
6200-00-000	UTILITIES EXPENSE				
6205-00-000	Gas & Electricity	5,121.30	0.49	5,121.30	0.49
6205-00-100	Utilities Credits or rebates	-872.90	-0.08	-872.90	-0.08
6215-00-000	Water	14,607.09	1.39	14,607.09	1.39
6220-00-000	Garbage & Trash Removal	41,677.01	3.97	41,677.01	3.97
6230-00-000	Telephone/Internet/Fax	3,204.48	0.31	3,204.48	0.31
6249-00-000	TOTAL UTILITIES EXPENSE	63,736.98	6.07	63,736.98	6.07
6275-00-000	REPAIRS & MAINTENANCE				
6275-00-010	R&M Unit	6,994.03	0.67	6,994.03	0.67
6275-00-145	R&M - Miscellaneous	706.54	0.07	706.54	0.07
6305-00-000	R&M - Misc. Cleaning	12,655.00	1.21	12,655.00	1.21
6310-00-000	R&M - Pest Control	5,900.00	0.56	5,900.00	0.56
6316-00-000	Maint. Salaries	7,246.94	0.69	7,246.94	0.69
6320-00-000	Maintenance Supplies	2,535.73	0.24	2,535.73	0.24
6320-00-100	R&M - Electrical Supplies	500.27	0.05	500.27	0.05
6321-00-000	R&M - Landscaping Supplies	33,805.00	3.22	33,805.00	3.22
6322-00-150	R&M - Cleaning Supplies	149.84	0.01	149.84	0.01
6323-00-000	Misc. Small Purchases	25.62	0.00	25.62	0.00
6325-00-000	Small Tools & Equipment	284.92	0.03	284.92	0.03
6331-00-000	Locks & Keys	2,102.61	0.20	2,102.61	0.20
6333-00-000	R&M - Painting Supplies	615.53	0.06	615.53	0.06
6349-00-000	TOTAL REP. & MAINTENANCE	73,522.03	7.01	73,522.03	7.01
6350-00-000	CONTRACT MAINTENANCE				
6351-00-170	Contract - fire master	2,273.43	0.22	2,273.43	0.22

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual ; Tree = ysi_is

		Period to Date	%	Year to Date	%
6355-00-000	Contract - Plumbing/Sewer	580.00	0.06	580.00	0.06
6361-00-000	Contract - HVAC Maint.	3,121.00	0.30	3,121.00	0.30
6362-00-000	Contract R&M	13,091.82	1.25	13,091.82	1.25
6370-00-000	Contract - Landscaping	47,249.00	4.50	47,249.00	4.50
6399-00-000	TOTAL CONTRACT MAINT.	66,315.25	6.32	66,315.25	6.32
6400-00-000	TAXES				
6410-00-000	Real Estate Taxes	168,810.68	16.08	168,810.68	16.08
6449-00-000	TOTAL TAX EXPENSE	168,810.68	16.08	168,810.68	16.08
6450-00-000	INSURANCE EXPENSE				
6460-00-000	Package Insurance	16,548.00	1.58	16,548.00	1.58
6465-00-000	Earthquake Insurance	10,183.42	0.97	10,183.42	0.97
6467-00-000	Umbrella Insurance	1,334.12	0.13	1,334.12	0.13
6469-00-000	Flood Insurance	10,923.37	1.04	10,923.37	1.04
6498-00-000	TOTAL INSURANCE EXPENSE	38,988.91	3.71	38,988.91	3.71
6499-00-000	TOTAL OPERATING EXPENSES	630,301.58	60.06	630,301.58	60.06
6500-00-000	OTHER INCOME				
6540-00-000	NSF Check Fees	-25.00	0.00	-25.00	0.00
6545-00-000	Late Charges	-525.00	-0.05	-525.00	-0.05
6560-00-000	Damages & Cleaning Fees	-6,710.00	-0.64	-6,710.00	-0.64
6575-00-000	T/O - S/D Charges to Tenant	-6,357.21	-0.61	-6,357.21	-0.61
6580-00-000	Miscellaneous Income	-19,211.00	-1.83	-19,211.00	-1.83
6595-00-000	TOTAL OTHER INCOME	-32,828.21	-3.13	-32,828.21	-3.13
6599-00-000	NET OPERATING INCOME	452,058.08	43.07	452,058.08	43.07
6605-00-000	DEBT SERVICE EXPENSE				
6610-00-000	Mortgage Interest	255,500.00	24.34	255,500.00	24.34
6660-00-000	TOTAL DEBT SERVICE EXP.	255,500.00	24.34	255,500.00	24.34
6670-00-000	NET INC.BEFORE DEP.& TAX	196,558.08	18.73	196,558.08	18.73
6700-00-000	DEPREC. & AMORT. EXPENSES				
6710-00-000	Building Depreciation	296,294.72	28.23	296,294.72	28.23
6720-00-000	Personal Prop. Deprec.	20,000.04	1.91	20,000.04	1.91
6730-00-000	Cap. Improvement Deprec.	252,793.40	24.09	252,793.40	24.09
6750-00-000	Loan Fee Amortization	8,035.20	0.77	8,035.20	0.77
6770-00-000	TOTAL DEPREC. & AMORT.	577,123.36	54.99	577,123.36	54.99
6799-00-000	NET INC.(LOSS) BEF.TAXES	-380,565.28	-36.26	-380,565.28	-36.26
6805-00-000	INCOME TAX EXPENSE				
6820-00-000	FTB Tax Expense	4,714.55	0.45	4,714.55	0.45
6850-00-000	TOTAL INCOME TAX EXPENSE	4,714.55	0.45	4,714.55	0.45
6900-00-000	NET INCOME (LOSS)BK	-385,279.83	-36.71	-385,279.83	-36.71
7099-00-000	NET INCOME (LOSS)	-385,279.83	-36.71	-385,279.83	-36.71

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

		Period to Date	%	Year to Date	%
4000-00-000	INCOME				
4005-00-000	Rent Income	639,080.00	98.61	639,080.00	98.61
4014-00-000	Laundry income	8,999.93	1.39	8,999.93	1.39
4099-00-000	TOTAL INCOME	648,079.93	100.00	648,079.93	100.00
6000-00-000	EXPENSES				
6001-00-000	OPERATING EXPENSE				
6002-00-000	RENTING EXPENSES				
6005-00-000	Vacancy Loss	29,890.00	4.61	29,890.00	4.61
6011-00-000	Promo/Move-In Incentives	2,500.00	0.39	2,500.00	0.39
6020-00-000	Advertising	56.15	0.01	56.15	0.01
6025-00-000	Signs	433.54	0.07	433.54	0.07
6040-00-000	Credit Check Fees Rcvd	-145.00	-0.02	-145.00	-0.02
6041-00-000	Credit Check Fees Paid	86.70	0.01	86.70	0.01
6049-00-000	TOTAL RENTING EXPENSE	32,821.39	5.06	32,821.39	5.06
6050-00-000	ADMINISTRATIVE EXPENSES				
6062-00-000	Legal	6,425.00	0.99	6,425.00	0.99
6067-00-000	Outside Services	404.00	0.06	404.00	0.06
6070-00-000	Office Expense	602.57	0.09	602.57	0.09
6074-00-000	Licenses, Fees & Permits	1,059.00	0.16	1,059.00	0.16
6099-00-000	TOTAL ADMINISTRATIVE EXP	8,490.57	1.31	8,490.57	1.31
6100-00-000	MANAGEMENT EXPENSES				
6112-00-000	Apart Janitorial/Groundskeeper	4,200.00	0.65	4,200.00	0.65
6113-00-000	Manager Salary	43,100.99	6.65	43,100.99	6.65
6120-00-000	Offsite Mgt Fee PFI	38,320.80	5.91	38,320.80	5.91
6199-00-000	TOTAL MANAGEMENT EXPENSE	85,621.79	13.21	85,621.79	13.21
6200-00-000	UTILITIES EXPENSE				
6205-00-000	Gas & Electricity	3,128.97	0.48	3,128.97	0.48
6205-00-100	Utilities Credits or rebates	-831.87	-0.13	-831.87	-0.13
6215-00-000	Water	7,387.15	1.14	7,387.15	1.14

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

		Period to Date	%	Year to Date	%
6220-00-000	Garbage & Trash Removal	17,012.41	2.62	17,012.41	2.62
6230-00-000	Telephone/Internet/Fax	1,303.56	0.20	1,303.56	0.20
6249-00-000	TOTAL UTILITIES EXPENSE	28,000.22	4.32	28,000.22	4.32
6275-00-000	REPAIRS & MAINTENANCE				
6275-00-010	R&M Unit	4,877.89	0.75	4,877.89	0.75
6275-00-120	R&M - Electrical	526.35	0.08	526.35	0.08
6275-00-145	R&M - Miscellaneous	6,186.79	0.95	6,186.79	0.95
6275-00-150	R&M - Windows	96.77	0.01	96.77	0.01
6310-00-000	R&M - Pest Control	360.00	0.06	360.00	0.06
6320-00-000	Maintenance Supplies	440.54	0.07	440.54	0.07
6320-00-100	R&M - Electrical Supplies	185.81	0.03	185.81	0.03
6322-00-150	R&M - Cleaning Supplies	639.01	0.10	639.01	0.10
6325-00-000	Small Tools & Equipment	28.35	0.00	28.35	0.00
6331-00-000	Locks & Keys	146.94	0.02	146.94	0.02
6333-00-000	R&M - Painting Supplies	94.87	0.01	94.87	0.01
6349-00-000	TOTAL REP. & MAINTENANCE	13,583.32	2.10	13,583.32	2.10
6350-00-000	CONTRACT MAINTENANCE				
6351-00-170	Contract - fire master	193.13	0.03	193.13	0.03
6362-00-000	Contract R&M	2,205.00	0.34	2,205.00	0.34
6367-00-000	Contract - Pest Control	900.00	0.14	900.00	0.14
6370-00-000	Contract - Landscaping	12,645.00	1.95	12,645.00	1.95
6399-00-000	TOTAL CONTRACT MAINT.	15,943.13	2.46	15,943.13	2.46
6400-00-000	TAXES				
6410-00-000	Real Estate Taxes	102,357.79	15.79	102,357.79	15.79
6449-00-000	TOTAL TAX EXPENSE	102,357.79	15.79	102,357.79	15.79
6450-00-000	INSURANCE EXPENSE				
6460-00-000	Package Insurance	13,556.13	2.09	13,556.13	2.09
6465-00-000	Earthquake Insurance	6,276.06	0.97	6,276.06	0.97
6467-00-000	Umbrella Insurance	1,050.56	0.16	1,050.56	0.16
6469-00-000	Flood Insurance	7,571.61	1.17	7,571.61	1.17

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

		Period to Date	%	Year to Date	%
6498-00-000	TOTAL INSURANCE EXPENSE	28,454.36	4.39	28,454.36	4.39
6499-00-000	TOTAL OPERATING EXPENSES	315,272.57	48.65	315,272.57	48.65
6500-00-000	OTHER INCOME				
6540-00-000	NSF Check Fees	-25.00	0.00	-25.00	0.00
6545-00-000	Late Charges	-225.00	-0.03	-225.00	-0.03
6575-00-000	T/O - S/D Charges to Tenant	-1,113.00	-0.17	-1,113.00	-0.17
6595-00-000	TOTAL OTHER INCOME	-1,363.00	-0.21	-1,363.00	-0.21
6599-00-000	NET OPERATING INCOME	334,170.36	51.56	334,170.36	51.56
6605-00-000	DEBT SERVICE EXPENSE				
6610-00-000	Mortgage Interest	208,582.61	32.18	208,582.61	32.18
6660-00-000	TOTAL DEBT SERVICE EXP.	208,582.61	32.18	208,582.61	32.18
6670-00-000	NET INC.BEFORE DEP.& TAX	125,587.75	19.38	125,587.75	19.38
6700-00-000	DEPREC. & AMORT. EXPENSES				
6710-00-000	Building Depreciation	176,821.82	27.28	176,821.82	27.28
6720-00-000	Personal Prop. Deprec.	11,666.69	1.80	11,666.69	1.80
6730-00-000	Cap. Improvement Deprec.	138,450.90	21.36	138,450.90	21.36
6750-00-000	Loan Fee Amortization	4,687.20	0.72	4,687.20	0.72
6770-00-000	TOTAL DEPREC. & AMORT.	331,626.61	51.17	331,626.61	51.17
6799-00-000	NET INC.(LOSS) BEF.TAXES	-206,038.86	-31.79	-206,038.86	-31.79
6805-00-000	INCOME TAX EXPENSE				
6820-00-000	FTB Tax Expense	1,700.00	0.26	1,700.00	0.26
6850-00-000	TOTAL INCOME TAX EXPENSE	1,700.00	0.26	1,700.00	0.26
6900-00-000	NET INCOME (LOSS)BK	-207,738.86	-32.05	-207,738.86	-32.05

Exhibit A-3: Statement of Cash Flows for **Professional Financial Investors, Inc. 33, LLC** for period ending **9/5/2020**

[Provide a statement of changes in cash position for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

		Period to Date	%	Year to Date	%
4000-00-000	INCOME				
4005-00-000	Rent Income	1,037,300.50	98.83	1,037,300.50	98.83
4014-00-000	Laundry income	12,230.95	1.17	12,230.95	1.17
4099-00-000	TOTAL INCOME	1,049,531.45	100.00	1,049,531.45	100.00
6000-00-000	EXPENSES				
6001-00-000	OPERATING EXPENSE				
6002-00-000	RENTING EXPENSES				
6005-00-000	Vacancy Loss	68,621.67	6.54	68,621.67	6.54
6025-00-000	Signs	1,297.25	0.12	1,297.25	0.12
6031-00-000	Other Renting Expenses	9,864.70	0.94	9,864.70	0.94
6040-00-000	Credit Check Fees Rcvd	-200.00	-0.02	-200.00	-0.02
6041-00-000	Credit Check Fees Paid	171.40	0.02	171.40	0.02
6049-00-000	TOTAL RENTING EXPENSE	79,755.02	7.60	79,755.02	7.60
6050-00-000	ADMINISTRATIVE EXPENSES				
6062-00-000	Legal	-5,675.00	-0.54	-5,675.00	-0.54
6067-00-000	Outside Services	531.00	0.05	531.00	0.05
6070-00-000	Office Expense	1,717.11	0.16	1,717.11	0.16
6074-00-000	Licenses, Fees & Permits	8,947.07	0.85	8,947.07	0.85
6075-00-000	Security Patrol	7,153.51	0.68	7,153.51	0.68
6099-00-000	TOTAL ADMINISTRATIVE EXP	12,673.69	1.21	12,673.69	1.21
6100-00-000	MANAGEMENT EXPENSES				
6110-00-000	Manager - Apartment Unit	2,760.00	0.26	2,760.00	0.26
6112-00-000	Apart Janitorial/Groundskeeper	7,200.00	0.69	7,200.00	0.69
6113-00-000	Manager Salary	54,181.92	5.16	54,181.92	5.16
6120-00-000	Offsite Mgt Fee PFI	62,357.10	5.94	62,357.10	5.94
6199-00-000	TOTAL MANAGEMENT EXPENSE	126,499.02	12.05	126,499.02	12.05
6200-00-000	UTILITIES EXPENSE				
6205-00-000	Gas & Electricity	5,121.30	0.49	5,121.30	0.49
6205-00-100	Utilities Credits or rebates	-872.90	-0.08	-872.90	-0.08

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

		Period to Date	%	Year to Date	%
6215-00-000	Water	14,607.09	1.39	14,607.09	1.39
6220-00-000	Garbage & Trash Removal	41,677.01	3.97	41,677.01	3.97
6230-00-000	Telephone/Internet/Fax	3,204.48	0.31	3,204.48	0.31
6249-00-000	TOTAL UTILITIES EXPENSE	63,736.98	6.07	63,736.98	6.07
6275-00-000	REPAIRS & MAINTENANCE				
6275-00-010	R&M Unit	6,994.03	0.67	6,994.03	0.67
6275-00-145	R&M - Miscellaneous	706.54	0.07	706.54	0.07
6305-00-000	R&M - Misc. Cleaning	12,655.00	1.21	12,655.00	1.21
6310-00-000	R&M - Pest Control	5,900.00	0.56	5,900.00	0.56
6316-00-000	Maint. Salaries	7,246.94	0.69	7,246.94	0.69
6320-00-000	Maintenance Supplies	2,535.73	0.24	2,535.73	0.24
6320-00-100	R&M - Electrical Supplies	500.27	0.05	500.27	0.05
6321-00-000	R&M - Landscaping Supplies	33,805.00	3.22	33,805.00	3.22
6322-00-150	R&M - Cleaning Supplies	149.84	0.01	149.84	0.01
6323-00-000	Misc. Small Purchases	25.62	0.00	25.62	0.00
6325-00-000	Small Tools & Equipment	284.92	0.03	284.92	0.03
6331-00-000	Locks & Keys	2,102.61	0.20	2,102.61	0.20
6333-00-000	R&M - Painting Supplies	615.53	0.06	615.53	0.06
6349-00-000	TOTAL REP. & MAINTENANCE	73,522.03	7.01	73,522.03	7.01
6350-00-000	CONTRACT MAINTENANCE				
6351-00-170	Contract - fire master	2,273.43	0.22	2,273.43	0.22
6355-00-000	Contract - Plumbing/Sewer	580.00	0.06	580.00	0.06
6361-00-000	Contract - HVAC Maint.	3,121.00	0.30	3,121.00	0.30
6362-00-000	Contract R&M	13,091.82	1.25	13,091.82	1.25
6370-00-000	Contract - Landscaping	47,249.00	4.50	47,249.00	4.50
6399-00-000	TOTAL CONTRACT MAINT.	66,315.25	6.32	66,315.25	6.32
6400-00-000	TAXES				
6410-00-000	Real Estate Taxes	168,810.68	16.08	168,810.68	16.08
6449-00-000	TOTAL TAX EXPENSE	168,810.68	16.08	168,810.68	16.08
6450-00-000	INSURANCE EXPENSE				

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

		Period to Date	%	Year to Date	%
6460-00-000	Package Insurance	16,548.00	1.58	16,548.00	1.58
6465-00-000	Earthquake Insurance	10,183.42	0.97	10,183.42	0.97
6467-00-000	Umbrella Insurance	1,334.12	0.13	1,334.12	0.13
6469-00-000	Flood Insurance	10,923.37	1.04	10,923.37	1.04
6498-00-000	TOTAL INSURANCE EXPENSE	38,988.91	3.71	38,988.91	3.71
6499-00-000	TOTAL OPERATING EXPENSES	630,301.58	60.06	630,301.58	60.06
6500-00-000	OTHER INCOME				
6540-00-000	NSF Check Fees	-25.00	0.00	-25.00	0.00
6545-00-000	Late Charges	-525.00	-0.05	-525.00	-0.05
6560-00-000	Damages & Cleaning Fees	-6,710.00	-0.64	-6,710.00	-0.64
6575-00-000	T/O - S/D Charges to Tenant	-6,357.21	-0.61	-6,357.21	-0.61
6580-00-000	Miscellaneous Income	-19,211.00	-1.83	-19,211.00	-1.83
6595-00-000	TOTAL OTHER INCOME	-32,828.21	-3.13	-32,828.21	-3.13
6599-00-000	NET OPERATING INCOME	452,058.08	43.07	452,058.08	43.07
6605-00-000	DEBT SERVICE EXPENSE				
6610-00-000	Mortgage Interest	255,500.00	24.34	255,500.00	24.34
6660-00-000	TOTAL DEBT SERVICE EXP.	255,500.00	24.34	255,500.00	24.34
6670-00-000	NET INC.BEFORE DEP.& TAX	196,558.08	18.73	196,558.08	18.73
6700-00-000	DEPREC. & AMORT. EXPENSES				
6710-00-000	Building Depreciation	296,294.72	28.23	296,294.72	28.23
6720-00-000	Personal Prop. Deprec.	20,000.04	1.91	20,000.04	1.91
6730-00-000	Cap. Improvement Deprec.	252,793.40	24.09	252,793.40	24.09
6750-00-000	Loan Fee Amortization	8,035.20	0.77	8,035.20	0.77
6770-00-000	TOTAL DEPREC. & AMORT.	577,123.36	54.99	577,123.36	54.99
6799-00-000	NET INC.(LOSS) BEF.TAXES	-380,565.28	-36.26	-380,565.28	-36.26
6805-00-000	INCOME TAX EXPENSE				

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

		Period to Date	%	Year to Date	%
6820-00-000	FTB Tax Expense	4,714.55	0.45	4,714.55	0.45
6850-00-000	TOTAL INCOME TAX EXPENSE	4,714.55	0.45	4,714.55	0.45
6900-00-000	NET INCOME (LOSS)BK	-385,279.83	-36.71	-385,279.83	-36.71
Adjustments					
6099-00-000	TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0.00
		Period to Date	Beginning Balance	Ending Balance	Difference
1010-00-000	1010 - Checking	6,247.78	6,141.37	-106.41	
1015-00-000	1015 -Reserve Account	3,000.00	3,000.00	0.00	
	Total Cash	9,247.78	9,141.37	-106.41	
		Year to Date	Beginning Balance	Ending Balance	Difference
1010-00-000	1010 - Checking	6,247.78	6,141.37	-106.41	
1015-00-000	1015 -Reserve Account	3,000.00	3,000.00	0.00	
	Total Cash	9,247.78	9,141.37	-106.41	

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

		Period to Date	%	Year to Date	%
4000-00-000	INCOME				
4005-00-000	Rent Income	639,080.00	98.61	639,080.00	98.61
4014-00-000	Laundry income	8,999.93	1.39	8,999.93	1.39
4099-00-000	TOTAL INCOME	648,079.93	100.00	648,079.93	100.00
6000-00-000	EXPENSES				
6001-00-000	OPERATING EXPENSE				
6002-00-000	RENTING EXPENSES				
6005-00-000	Vacancy Loss	29,890.00	4.61	29,890.00	4.61
6011-00-000	Promo/Move-In Incentives	2,500.00	0.39	2,500.00	0.39
6020-00-000	Advertising	56.15	0.01	56.15	0.01
6025-00-000	Signs	433.54	0.07	433.54	0.07
6040-00-000	Credit Check Fees Rcvd	-145.00	-0.02	-145.00	-0.02
6041-00-000	Credit Check Fees Paid	86.70	0.01	86.70	0.01
6049-00-000	TOTAL RENTING EXPENSE	32,821.39	5.06	32,821.39	5.06
6050-00-000	ADMINISTRATIVE EXPENSES				
6062-00-000	Legal	6,425.00	0.99	6,425.00	0.99
6067-00-000	Outside Services	404.00	0.06	404.00	0.06
6070-00-000	Office Expense	602.57	0.09	602.57	0.09
6074-00-000	Licenses, Fees & Permits	1,059.00	0.16	1,059.00	0.16
6099-00-000	TOTAL ADMINISTRATIVE EXP	8,490.57	1.31	8,490.57	1.31
6100-00-000	MANAGEMENT EXPENSES				
6112-00-000	Apart Janitorial/Groundskeeper	4,200.00	0.65	4,200.00	0.65
6113-00-000	Manager Salary	43,100.99	6.65	43,100.99	6.65
6120-00-000	Offsite Mgt Fee PFI	38,320.80	5.91	38,320.80	5.91
6199-00-000	TOTAL MANAGEMENT EXPENSE	85,621.79	13.21	85,621.79	13.21
6200-00-000	UTILITIES EXPENSE				
6205-00-000	Gas & Electricity	3,128.97	0.48	3,128.97	0.48
6205-00-100	Utilities Credits or rebates	-831.87	-0.13	-831.87	-0.13
6215-00-000	Water	7,387.15	1.14	7,387.15	1.14

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

		Period to Date	%	Year to Date	%
6220-00-000	Garbage & Trash Removal	17,012.41	2.62	17,012.41	2.62
6230-00-000	Telephone/Internet/Fax	1,303.56	0.20	1,303.56	0.20
6249-00-000	TOTAL UTILITIES EXPENSE	28,000.22	4.32	28,000.22	4.32
6275-00-000	REPAIRS & MAINTENANCE				
6275-00-010	R&M Unit	4,877.89	0.75	4,877.89	0.75
6275-00-120	R&M - Electrical	526.35	0.08	526.35	0.08
6275-00-145	R&M - Miscellaneous	6,186.79	0.95	6,186.79	0.95
6275-00-150	R&M - Windows	96.77	0.01	96.77	0.01
6310-00-000	R&M - Pest Control	360.00	0.06	360.00	0.06
6320-00-000	Maintenance Supplies	440.54	0.07	440.54	0.07
6320-00-100	R&M - Electrical Supplies	185.81	0.03	185.81	0.03
6322-00-150	R&M - Cleaning Supplies	639.01	0.10	639.01	0.10
6325-00-000	Small Tools & Equipment	28.35	0.00	28.35	0.00
6331-00-000	Locks & Keys	146.94	0.02	146.94	0.02
6333-00-000	R&M - Painting Supplies	94.87	0.01	94.87	0.01
6349-00-000	TOTAL REP. & MAINTENANCE	13,583.32	2.10	13,583.32	2.10
6350-00-000	CONTRACT MAINTENANCE				
6351-00-170	Contract - fire master	193.13	0.03	193.13	0.03
6362-00-000	Contract R&M	2,205.00	0.34	2,205.00	0.34
6367-00-000	Contract - Pest Control	900.00	0.14	900.00	0.14
6370-00-000	Contract - Landscaping	12,645.00	1.95	12,645.00	1.95
6399-00-000	TOTAL CONTRACT MAINT.	15,943.13	2.46	15,943.13	2.46
6400-00-000	TAXES				
6410-00-000	Real Estate Taxes	102,357.79	15.79	102,357.79	15.79
6449-00-000	TOTAL TAX EXPENSE	102,357.79	15.79	102,357.79	15.79
6450-00-000	INSURANCE EXPENSE				
6460-00-000	Package Insurance	13,556.13	2.09	13,556.13	2.09
6465-00-000	Earthquake Insurance	6,276.06	0.97	6,276.06	0.97
6467-00-000	Umbrella Insurance	1,050.56	0.16	1,050.56	0.16
6469-00-000	Flood Insurance	7,571.61	1.17	7,571.61	1.17

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

		Period to Date	%	Year to Date	%
6498-00-000	TOTAL INSURANCE EXPENSE	28,454.36	4.39	28,454.36	4.39
6499-00-000	TOTAL OPERATING EXPENSES	315,272.57	48.65	315,272.57	48.65
6500-00-000	OTHER INCOME				
6540-00-000	NSF Check Fees	-25.00	0.00	-25.00	0.00
6545-00-000	Late Charges	-225.00	-0.03	-225.00	-0.03
6575-00-000	T/O - S/D Charges to Tenant	-1,113.00	-0.17	-1,113.00	-0.17
6595-00-000	TOTAL OTHER INCOME	-1,363.00	-0.21	-1,363.00	-0.21
6599-00-000	NET OPERATING INCOME	334,170.36	51.56	334,170.36	51.56
6605-00-000	DEBT SERVICE EXPENSE				
6610-00-000	Mortgage Interest	208,582.61	32.18	208,582.61	32.18
6660-00-000	TOTAL DEBT SERVICE EXP.	208,582.61	32.18	208,582.61	32.18
6670-00-000	NET INC.BEFORE DEP.& TAX	125,587.75	19.38	125,587.75	19.38
6700-00-000	DEPREC. & AMORT. EXPENSES				
6710-00-000	Building Depreciation	176,821.82	27.28	176,821.82	27.28
6720-00-000	Personal Prop. Deprec.	11,666.69	1.80	11,666.69	1.80
6730-00-000	Cap. Improvement Deprec.	138,450.90	21.36	138,450.90	21.36
6750-00-000	Loan Fee Amortization	4,687.20	0.72	4,687.20	0.72
6770-00-000	TOTAL DEPREC. & AMORT.	331,626.61	51.17	331,626.61	51.17
6799-00-000	NET INC.(LOSS) BEF.TAXES	-206,038.86	-31.79	-206,038.86	-31.79
6805-00-000	INCOME TAX EXPENSE				
6820-00-000	FTB Tax Expense	1,700.00	0.26	1,700.00	0.26
6850-00-000	TOTAL INCOME TAX EXPENSE	1,700.00	0.26	1,700.00	0.26
6900-00-000	NET INCOME (LOSS)BK	-207,738.86	-32.05	-207,738.86	-32.05

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

		Period to Date	%	Year to Date	%
Adjustments					
6099-00-000	TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0.00
Period to Date		Beginning Balance	Ending Balance	Difference	
1010-00-000	1010 - Checking	6,141.37	115,063.44	108,922.07	
1015-00-000	1015 -Reserve Account	3,000.00	3,000.00	0.00	
	Total Cash	9,141.37	118,063.44	108,922.07	
Year to Date		Beginning Balance	Ending Balance	Difference	
1010-00-000	1010 - Checking	6,141.37	115,063.44	108,922.07	
1015-00-000	1015 -Reserve Account	3,000.00	3,000.00	0.00	
	Total Cash	9,141.37	118,063.44	108,922.07	

Exhibit A-4: Statement of Changes in Shareholders'/Partners' Equity (*Deficit*) for Professional Financial Investors, Inc. 33,LLC for period ending 9/5/2020

[Provide a statement of changes in shareholders'/partners equity (*deficit*) for the following periods:

(i) For the initial report:

a.the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b.the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The Debtor's professionals are in the process of conducting a forensic review of the Debtor's and controlled entities' records necessary to determine changes in the shareholders'/partners' equity ownership for the controlled entities. The Debtor will submit an updated report to the Court once this information is available.

Exhibit B: Description of Operations for Professional Financial Investors, Inc. 33,LLC

[Describe the nature and extent of the Debtor's interest in the Controlled Non-Debtor Entity.

Describe the business conducted and intended to be conducted by the Controlled Non-Debtor Entity, focusing on the entity's dominant business segments.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

The Controlled Non-Debtor Entity owns a residential property which is operated by PFI. The units are leased as apartment residences to tenants.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit C: Description of Intercompany Claims

[List and describe the Controlled Non-Debtor Entity's claims against any other Controlled Non-Debtor Entity, together with the basis for such claims and whether each claim is contingent, unliquidated or disputed.]

Describe the source of this information.]

The source of this information is derived for the companies' Accounting System.

The companies' books show no intercompany claim.

Exhibit D: Allocation of Tax Liabilities and Assets

[Describe how income, losses, tax payments, tax refunds, or other tax attributes relating to federal, state, or local taxes have been allocated between or among the Controlled Non-Debtor Entity and one or more other Controlled Non-Debtor Entities.

Include a copy of each tax sharing or tax allocation agreement to which the entity is a party with any other Controlled Non-Debtor Entity.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System and conversations with the remaining employees of the company.

Tax liabilities are not allocated among or between any other Controlled Non-Debtor Entity.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit E: Description of Controlled Non-Debtor Entity's payments of Administrative Expenses, or Professional Fees otherwise payable by a Debtor

[Describe any payment made, or obligations incurred (or claims purchased), by the Controlled Non-Debtor Entity in connection with any claims, administrative expenses, or professional fees that have been or could be asserted against any Debtor.

Describe the source of this information.]

Based on a review of the Non-Debtor Entity's Accounting System records and conversations with current employees, the Debtor is not aware of any payments made or obligations incurred by the Controlled Non-Debtor Entity that would otherwise be payable by Debtor.



Debtor Name Professional Financial Investors, Inc.

Case number 20-30604



Exhibit A: Financial Statements for Professional Investors 34, LLC

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit A-1: Balance Sheet for Professional Investors 34, LLC as of 9/2/2020

[Provide a balance sheet dated as of the end of the most recent 3-month period of the current fiscal year and as of the end of the preceding fiscal year.]

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.



Balance Sheet

Period = Dec 2019

Book = Accrual

Current Balance**ASSETS****CURRENT ASSETS****CASH**

1010 - Checking	2,069.98
461 Bank Acct	0.00
501 Bank Acct	0.00
1015 -Reserve Account	504,276.34
1020 OLD Clearing	0.00
PFI First Community Clearing	0.00
PISF Inc. Transfer	0.00
PFI Cash - Transfer	0.00
Money Market	0.00
Escrow Account	0.00
Fremont Checking Account	0.00
Interest Cash	0.00
Petty Cash	0.00
Cash Hammondale	0.00
Cash 461	0.00
Cash 501	0.00
TOTAL CASH	506,346.32

RECEIVABLES

Property Receivables	0.00
Loan Receivables	0.00
Other Receivables	0.00
Officer - Due to/from	0.00

ACCOUNTS RECEIVABLES

A/R Rent Due	362,047.31
A/R Other - Melissa B	0.00
A/R Other - People home equity	0.00
A/R Collections	0.00
A/R Security Deposits	0.00
TOTAL ACCOUNTS RECEIVABLES	362,047.31

RESERVES & PREPAIDS

Reserve - Insurance	1,476.26
Reserve - Improvements	1,548.83
Prepaid Maint. Contract	0.00
Prepaid - Leasing Comm.	0.00
Prepaid - Leasing Comm.	0.00
Prepaid Mortgage Interest	0.00
Prepaid Taxes	0.00
TOTAL RESERVES & PREPAIDS	3,025.09
TOTAL CURRENT ASSETS	871,418.72

Balance Sheet

Period = Dec 2019

Book = Accrual

Current Balance**FIXED ASSETS**

Land - Hammondale	0.00
Land	1,800,000.00
Land - 501	0.00
Land - PI 20 LLC	0.00
Land - 200 Gate 5	0.00
Land - Duffy	0.00
Land - 49 Ignacio	0.00
Land - 350 Ignacio Suite 200	0.00
Land - PI 21 LLC	0.00
Land 30 Clay Court	0.00
Land - 690 DeLong	0.00
Building	5,760,000.00
Fixtures & Appliances	0.00
Improvements	0.00
Additional basis	0.00
Accum Depreciation	-500,184.97
Building - 501	0.00
Accum Depreciation Building - 501	0.00
Building - PI 20	0.00
A/D Building PI 20	0.00
Building - 200 Gate 5	0.00
Open	0.00
Accum Depreciation Gate 5	0.00
Buidling Duffy Place	0.00
Accum Depreciation Duffy Place	0.00
Building 49 Ignacio	0.00
Accum Depreciation 49 Ignacio	0.00
Building - Hammondale	0.00
Accum Depr Hammondale	0.00
350 Ignacio #200	0.00
A/D 350 Ignacio #200	0.00
350 Ignacio #101	0.00
A/D 350 Ignacio #101	0.00
Building - 30 Clay Ct.	0.00
A/D 30 Clay Ct.	0.00
Building 690 DeLong	0.00
A/D Building 690 DeLong	0.00
350 Ignacio #103	0.00
A/D 350 Ingacio #103	0.00
350 Ignacio #201	0.00
350 Ignacio # 203	0.00
A/D 350 Ignacio #203	0.00
350 Ignacio #100	0.00
A/D Ignacio #100	0.00
350 Ignacio #300	0.00
A/D 350 Ignacio #300	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Furniture and Fixtures	0.00
A/D Furn. & Fixt.	0.00
Furniture & Fixt Hamm	0.00
Furniture & Fixt Gate	0.00
A/D Furn./Fixt. Hamm	0.00
A/D Furn./Fixt. Gate	0.00
Computers	0.00
A/D Computers	0.00
A/V Equipment	0.00
Vehicles	0.00
A/D Vehicles	0.00
Tenant Imp. 350 Ignacio	0.00
A/D Tenant Imp.	0.00
Acum. Gain (Loss) Gate	0.00
Accum. Gain (Loss) Hamm	0.00
Accum. Gain (Loss) 501	0.00
Accum Gain Loss - 461	0.00
Accum Depreciation Fixed Assets	0.00
NET FIXED ASSETS	7,059,815.03
 ACQUISITION ASSETS	
Closing Costs	30,127.38
A/A Closing Costs	-167.82
Syndication Costs	0.00
Loan Fees	42,986.45
Accum Amort Loan Fees	-28,332.85
Personal Property	1,440,000.00
Accum Depreciation Personal Property	-288,000.00
Organization Costs	17,164.49
Accum Amort Organization Costs	-5,768.17
NET ACQUISITION ASSETS	1,208,009.48
 CAPITALIZED IMPROVEMENTS	
Improvements Prior 2000	0.00
2001 Bathroom Improvements	0.00
2001 Kitchen Improvements	0.00
2001 Floor Improvements	0.00
2001 Window Improvements	0.00
2001 Building Improvements	0.00
2001 Roof Improvements	0.00
2001 Other Improvements	0.00
2002 Bathroom Improvements	0.00
2002 Kitchen Improvements	0.00
2002 Floor Improvements	0.00
2002 Window Improvements	0.00
2002 Building Improvements	0.00
2002 Roof Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2002 Other Improvements	0.00
2002 Improvement Salaries	0.00
2003 Bathroom Improvements	0.00
2003 Kitchen Improvements	0.00
2003 Floor Improvements	0.00
2003 Window Improvements	0.00
461-2003 Windows Improvements	0.00
501-2003 Window Improvement	0.00
2003 Building Improvements	0.00
461-2003 Building Improvements	0.00
501-2003 Building Improvements	0.00
2003 Roof Improvements	0.00
2003 Other Improvements	0.00
461-2003 Other Improvements	0.00
501-2003 Other Improvements	0.00
2004 Bathroom Improvements	0.00
2004 Kitchen Improvements	0.00
2004 Floor Improvements	0.00
461-2004 Floor Improvements	0.00
501-2004 Floor Improvements	0.00
2004 Window Improvements	0.00
461-2004 Window Improvements	0.00
501-2004 Window Improvements	0.00
2004 Building Improvements	0.00
2004 Roof Improvements	0.00
2004 Other Improvements	0.00
461-2004 Other Improvements	0.00
501-2004 Other Improvements	0.00
2005 Bathroom Improvements	0.00
2005 Kitchen Improvements	0.00
461-2005 Kitchen Improvements	0.00
501-2005 Kitchen Improvements	0.00
2005 Floor Improvements	0.00
461-2005 Floor Improvements	0.00
501-2005 Floor Improvements	0.00
2005 Window Improvements	0.00
2005 Building Improvements	0.00
2005 Roof Improvements	0.00
2005 Other Improvements	0.00
461-2005 Other Improvements	0.00
501-2005 Other Improvements	0.00
2005 Improvement Salaries	0.00
2006 Bathroom Improvements	0.00
2006 Kitchen Improvements	0.00
461-2006 Kitchen Improvements	0.00
501-2006 Kitchen Improvements	0.00
2006 Floor Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
461-2006 Floor Improvements	0.00
501-2006 Floor Improvements	0.00
2006 Window Improvements	0.00
2006 Building Improvements	0.00
461-2006 Building Improvements	0.00
501-2006 Building Improvements	0.00
2006 Roof Improvements	0.00
2006 Other Improvements	0.00
2007 Bathroom Improvements	0.00
461-2007 Bathroom Improvements	0.00
501-2007 Bathroom Improvements	0.00
2007 Kitchen Improvements	0.00
2007 Floor Improvements	0.00
461-2007 Floor Improvements	0.00
501-2007 Floor Improvements	0.00
2007 Window Improvements	0.00
2007 Building Improvements	0.00
461-2007 Building Improvements	0.00
501-2007 Building Improvements	0.00
2007 Roof Improvements	0.00
2007 Other Improvements	0.00
461-2007 Other Improvements	0.00
501-2007 Other Improvements	0.00
2008 Bathroom Improvements	0.00
461-2008 Bathrooms Improvements	0.00
501-2008 Bathroom Improvements	0.00
2008 Kitchen Improvements	0.00
461-2008 Kitchen Improvements	0.00
501-2008 Kitchen Improvements	0.00
2008 Floor Improvements	0.00
461-2008 Floor Improvements	0.00
501-2008 Floor Improvements	0.00
2008 Window Improvements	0.00
2008 Building Improvements	0.00
2008 Roof Improvements	0.00
2008 Other Improvements	0.00
461-2008 Other Improvements	0.00
501-2008 Other Improvements	0.00
2009 Bathroom Improvements	0.00
2009 Kitchen Improvements	0.00
2009 Floor Improvements	0.00
2009 Window Improvements	0.00
2009 Building Improvements	0.00
2009 Roof Improvements	0.00
2009 Other Improvements	0.00
461-2009 Other Improvements	0.00
501-2009 Other Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2010 Other Improvements	0.00
2011 Other Improvements	0.00
2012 Other Improvements	0.00
2013 Other Improvements	0.00
2013-Roof Improvement	0.00
2014 Other Improvements	0.00
2014 T/O Misc. Expense	0.00
2014 T/O Materials	0.00
2014 T/O Outside Vendor	0.00
2014 - Roof	0.00
2015 Other Improvements	0.00
T/O Misc. Exp.	0.00
2015 T/O Materiales	0.00
T/O Outside Vendor	0.00
2016 Other Improvements	0.00
2016 T/O Misc. Exp.	0.00
2016 T/O Materials	0.00
2016 T/O outside vendors	0.00
2016 Hills Assessments	0.00
2017 Other Improvements	52,497.58
2017 T/O Misc. Exp.	0.00
2017 T/O Materials	0.00
2017 T/O Outside Vendor	0.00
2017 Hills Assessments	0.00
2018 Other Improvements	305,385.62
2018 T/O Misc. Exp.	0.00
2018 T/O Materials	21.28
2018 T/O Outside Vendor	503.00
2018 Hills Assessments	0.00
2019 Other Improvements	104,586.08
2019 T/O Misc. Exp.	0.00
2019 T/O Materials	1,083.50
2019 T/O Outside Vendor	52,701.92
2019 Hills Assessments	0.00
2020 Other Improvements	0.00
2020 T/O Misc. Exp.	0.00
2020 T/O Materials	0.00
2020 T/O Outside Vendor	0.00
2020 Hills Assessments	0.00
TOTAL CAPITAL IMPROVEMENTS	516,778.98
Accum Deprec - Capital Improvements	63,245.82
NET CAPITALIZED IMPROVEMENTS	453,533.16
 OTHER ASSETS	
Security Deposits	0.00
Investment - LLC 21	0.00
Investment - LLC 24	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Investment - LLC 27	0.00
Investment - LLC 28	0.00
Investment - LLC 29	0.00
Investment - LLC 25	0.00
Investment - LLC 26	0.00
Investment - LLC 31	0.00
Investment - LLC 34	0.00
Investment - LLC 35	0.00
Investment - LLC 36	0.00
Investment LLC 37	0.00
Investment LLC 38	0.00
Investment - LLC 39	0.00
Investment - LLC 40	0.00
Investment - LLC 41	0.00
Investment - LLC 42	0.00
Investment - LLC 43	0.00
	0.00
investment - LLC 45	0.00
<i>Investment in 48</i>	<i>0.00</i>
BofA Teller Rental	0.00
Investment - 16914	0.00
Investment - Rafael Gardens	0.00
Investment - 1129 3rd Street	0.00
LP Units	0.00
Investment - US Performing Arts	0.00
Investment - Marin CoWork	0.00
Limited Liability Companies	0.00
LONG TERM RECEIVABLES	
PISF I	0.00
Duffy Due to/from	0.00
PISF III	0.00
PISF IV	0.00
PISF VI	0.00
PISF VII	0.00
PISF IX	0.00
PISF XI	0.00
PISF XII	0.00
PISF XIII	0.00
PISF XIV	0.00
PISF XV	0.00
PISF XVI	0.00
PISF XVII	0.00
PISF XVIII	0.00
461 Due To/From	0.00
501 Due/To From	0.00
Hammondale Due To/From	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
21 Due/to From	0.00
In process Lease litigation	0.00
LLC 20	0.00
LLC 21	0.00
LLC 22	0.00
LLC 23	0.00
LLC 24	0.00
LLC 25	0.00
LLC 26	0.00
LLC 27	0.00
LLC 28	0.00
LLC 29	0.00
LLC 30	0.00
LLC 30	0.00
LLC 31	0.00
LLC 32	0.00
LLC 33	0.00
LLC 34	0.00
LLC 35	0.00
LLC 36	0.00
LLC 37	0.00
LLC 38	0.00
LLC 39	0.00
LLC 40	0.00
LLC 41	0.00
LLC 42	0.00
LLC 43	0.00
LLC 44	0.00
LLC 45	0.00
LLC 46	0.00
LLC 47	0.00
LLC 48	0.00
Due to/from LLC 49	0.00
PI LLC 50	0.00
PI 51 LLC	0.00
Due to/from Gate 5	0.00
PV 1 Due to/from	0.00
885 Due to/from	0.00
107 Due to/from	0.00
481 Due to/from	0.00
515 Due to/from	0.00
300 Due to/From PISF	0.00
Paul Drive Due to/from	0.00
353 BMK due to/from	0.00
49 Ignacio due to/from	0.00
Due To/From GP	-626,769.45
Due To/From 16914	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Due To/From PISF, Inc.	0.00
Due To/From PIM	0.00
Note Receivable	0.00
7200 Redwood Due to/From	0.00
355 Due to / from	0.00
Due to/from 350 Ignacio Assoc.	0.00
1222 Due to/from	0.00
419 Prospect due to/from	0.00
TOTAL LONG TERM RECEIVABLES	-626,769.45
TOTAL ASSETS	8,966,006.94
LIABILITIES & EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	9,664.33
Deferred Revenue	0.00
Unearned Rent	4,446.93
FTB Taxes Payable	0.00
PPP Loan	0.00
Property Tax Payable	0.00
Insurance Payable	0.00
Accrued Expenses	0.00
TOTAL CURRENT LIABILITIES	14,111.26
LONG TERM LIABILITIES	
Notes Payable	0.00
Notes Payable LLC 48	0.00
Deed of Trust Payable	0.00
Accrued Interest	0.00
Security Deposits Liability	70,393.55
Security Deposit Clearing	0.00
Pet Deposit Payable	0.00
Unearned Income	0.00
Mortgage Payable	4,900,000.00
1st Mortgage 461	0.00
2nd Mortgage 461	0.00
1st Mortgage 501	0.00
1st Deed 350, Suite 201	0.00
2nd Deed 350, Suite 201	0.00
1st Deed 350, Suite 200	0.00
First Mortgage 350 Suite 203	0.00
1st Deed 350 Suites 101, 103	0.00
Other Liabilities	0.00
Accum K-1 Losses	0.00
1st Mortgage Gate 5	0.00
2nd Deed Gate 5	0.00
1st Mortgage Duffy Place	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2nd Deed Duffy Place	0.00
1st Mortgage 49 Ignacio	0.00
2nd Deed 49 Ignacio	0.00
TOTAL LONG TERM LIABILITIES	4,970,393.55
TOTAL LIABILITIES	4,984,504.81
EQUITY	
Common Stock	0.00
Capital Contributions	5,300,000.00
Capital Receivable	0.00
Less: Repurchased Units	0.00
TIC Ownership	0.00
L.P. Distributions	0.00
G.P. Distributions	0.00
Premium on Repurch Units	0.00
Previous Period Adjmts	0.00
Member Distribution	-1,088,946.82
Dist. 38 to 20	0.00
Dist. 38 to 21	0.00
Dist. 37 to 22	0.00
Inter Co. PFI - PV1	0.00
Inter Co PFI - Gate 5	0.00
Inter Co PFI - Duffy	0.00
Inter Co PFI - Hamm	0.00
Inter Co PFI - 107	0.00
Inter Co PFI - 461	0.00
Inter Co PFI - 501	0.00
Inter Co PFI - 49	0.00
Inter Co PFI - 885	0.00
Inter Co. PFI - 515	0.00
Inter-Co PFI - 355	0.00
InterCo PFI - 7200	0.00
InterCo PFI-117	0.00
InterCo PFI - 7 Merry	0.00
InterCo PFI - 16914	0.00
InterCo PFI - Paul	0.00
InterCo PFI - 353	0.00
InterCo PFI - 1506	0.00
InterCo PFI - 1222	0.00
InterCo PFI - 419	0.00
Inter Co PFI - 19 Merrydale	0.00
Inter Co PFI - 1129	0.00
Inter Co PFI - 1315	0.00
Inter-Co. PFI - 1732	0.00
Inter-Co PFI-390	0.00
Inter Co PFI-santaland	0.00
Retained Earnings	-39,264.47

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Retained Earnings - Owned Properties	0.00
K1-Losses	0.00
Net Income (Loss) Current	-190,286.58
Appliance Depreciation	0.00
TOTAL EQUITY	3,981,502.13
TOTAL LIABILITIES & EQUITY	8,966,006.94
Total of All	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

Current Balance**ASSETS****CURRENT ASSETS****CASH**

1010 - Checking	1,422.73
461 Bank Acct	0.00
501 Bank Acct	0.00
1015 -Reserve Account	4,613.85
1020 OLD Clearing	0.00
PFI First Community	0.00
Clearing	0.00
PISF Inc. Transfer	0.00
PFI Cash - Transfer	0.00
Money Market	0.00
Escrow Account	0.00
Fremont Checking Account	0.00
Interest Cash	0.00
Petty Cash	0.00
Cash Hammondale	0.00
Cash 461	0.00
Cash 501	0.00
TOTAL CASH	6,036.58

RECEIVABLES

Property Receivables	0.00
Loan Receivables	0.00
Other Receivables	0.00
Officer - Due to/from	0.00

ACCOUNTS RECEIVABLES

A/R Rent Due	618,164.51
A/R Other - Melissa B	0.00
A/R Other - People home equity	0.00
A/R Collections	0.00
A/R Security Deposits	0.00
TOTAL ACCOUNTS RECEIVABLES	618,164.51

RESERVES & PREPAIDS

Reserve - Insurance	3,273.52
Reserve - Improvements	0.00
Prepaid Maint. Contract	3,145.01
Prepaid - Leasing Comm.	0.00
Prepaid - Leasing Comm.	0.00
Prepaid Mortgage Interest	0.00
Prepaid Taxes	0.00
TOTAL RESERVES & PREPAIDS	6,418.53
TOTAL CURRENT ASSETS	630,619.62

Balance Sheet

Period = Jul 2020

Book = Accrual

Current Balance**FIXED ASSETS**

Land - Hammondale	0.00
Land	1,800,000.00
Land - 501	0.00
Land - PI 20 LLC	0.00
Land - 200 Gate 5	0.00
Land - Duffy	0.00
Land - 49 Ignacio	0.00
Land - 350 Ignacio Suite 200	0.00
Land - PI 21 LLC	0.00
Land 30 Clay Court	0.00
Land - 690 DeLong	0.00
Building	5,760,000.00
Fixtures & Appliances	0.00
Improvements	0.00
Additional basis	0.00
Accum Depreciation	-604,192.58
Building - 501	0.00
Accum Depreciation Building - 501	0.00
Building - PI 20	0.00
A/D Building PI 20	0.00
Building - 200 Gate 5	0.00
Open	0.00
Accum Depreciation Gate 5	0.00
Buidling Duffy Place	0.00
Accum Depreciation Duffy Place	0.00
Building 49 Ignacio	0.00
Accum Depreciation 49 Ignacio	0.00
Building - Hammondale	0.00
Accum Depr Hammondale	0.00
350 Ignacio #200	0.00
A/D 350 Ignacio #200	0.00
350 Ignacio #101	0.00
A/D 350 Ignacio #101	0.00
Building - 30 Clay Ct.	0.00
A/D 30 Clay Ct.	0.00
Building 690 DeLong	0.00
A/D Building 690 DeLong	0.00
350 Ignacio #103	0.00
A/D 350 Ingacio #103	0.00
350 Ignacio #201	0.00
350 Ignacio # 203	0.00
A/D 350 Ignacio #203	0.00
350 Ignacio #100	0.00
A/D Ignacio #100	0.00
350 Ignacio #300	0.00
A/D 350 Ignacio #300	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Furniture and Fixtures	0.00
A/D Furn. & Fixt.	0.00
Furniture & Fixt Hamm	0.00
Furniture & Fixt Gate	0.00
A/D Furn./Fixt. Hamm	0.00
A/D Furn./Fixt. Gate	0.00
Computers	0.00
A/D Computers	0.00
A/V Equipment	0.00
Vehicles	0.00
A/D Vehicles	0.00
Tenant Imp. 350 Ignacio	0.00
A/D Tenant Imp.	0.00
Acum. Gain (Loss) Gate	0.00
Accum. Gain (Loss) Hamm	0.00
Accum. Gain (Loss) 501	0.00
Accum Gain Loss - 461	0.00
Accum Depreciation Fixed Assets	0.00
NET FIXED ASSETS	6,955,807.42
 ACQUISITION ASSETS	
Closing Costs	30,127.38
A/A Closing Costs	-4,100.21
Syndication Costs	0.00
Loan Fees	42,986.45
Accum Amort Loan Fees	-28,132.47
Personal Property	1,440,000.00
Accum Depreciation Personal Property	-372,000.00
Organization Costs	17,164.49
Accum Amort Organization Costs	-6,717.86
NET ACQUISITION ASSETS	1,119,327.78
 CAPITALIZED IMPROVEMENTS	
Improvements Prior 2000	0.00
2001 Bathroom Improvements	0.00
2001 Kitchen Improvements	0.00
2001 Floor Improvements	0.00
2001 Window Improvements	0.00
2001 Building Improvements	0.00
2001 Roof Improvements	0.00
2001 Other Improvements	0.00
2002 Bathroom Improvements	0.00
2002 Kitchen Improvements	0.00
2002 Floor Improvements	0.00
2002 Window Improvements	0.00
2002 Building Improvements	0.00
2002 Roof Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2002 Other Improvements	0.00
2002 Improvement Salaries	0.00
2003 Bathroom Improvements	0.00
2003 Kitchen Improvements	0.00
2003 Floor Improvements	0.00
2003 Window Improvements	0.00
461-2003 Windows Improvements	0.00
501-2003 Window Improvement	0.00
2003 Building Improvements	0.00
461-2003 Building Improvements	0.00
501-2003 Building Improvements	0.00
2003 Roof Improvements	0.00
2003 Other Improvements	0.00
461-2003 Other Improvements	0.00
501-2003 Other Improvements	0.00
2004 Bathroom Improvements	0.00
2004 Kitchen Improvements	0.00
2004 Floor Improvements	0.00
461-2004 Floor Improvements	0.00
501-2004 Floor Improvements	0.00
2004 Window Improvements	0.00
461-2004 Window Improvements	0.00
501-2004 Window Improvements	0.00
2004 Building Improvements	0.00
2004 Roof Improvements	0.00
2004 Other Improvements	0.00
461-2004 Other Improvements	0.00
501-2004 Other Improvements	0.00
2005 Bathroom Improvements	0.00
2005 Kitchen Improvements	0.00
461-2005 Kitchen Improvements	0.00
501-2005 Kitchen Improvements	0.00
2005 Floor Improvements	0.00
461-2005 Floor Improvements	0.00
501-2005 Floor Improvements	0.00
2005 Window Improvements	0.00
2005 Building Improvements	0.00
2005 Roof Improvements	0.00
2005 Other Improvements	0.00
461-2005 Other Improvements	0.00
501-2005 Other Improvements	0.00
2005 Improvement Salaries	0.00
2006 Bathroom Improvements	0.00
2006 Kitchen Improvements	0.00
461-2006 Kitchen Improvements	0.00
501-2006 Kitchen Improvements	0.00
2006 Floor Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
461-2006 Floor Improvements	0.00
501-2006 Floor Improvements	0.00
2006 Window Improvements	0.00
2006 Building Improvements	0.00
461-2006 Building Improvements	0.00
501-2006 Building Improvements	0.00
2006 Roof Improvements	0.00
2006 Other Improvements	0.00
2007 Bathroom Improvements	0.00
461-2007 Bathroom Improvements	0.00
501-2007 Bathroom Improvements	0.00
2007 Kitchen Improvements	0.00
2007 Floor Improvements	0.00
461-2007 Floor Improvements	0.00
501-2007 Floor Improvements	0.00
2007 Window Improvements	0.00
2007 Building Improvements	0.00
461-2007 Building Improvements	0.00
501-2007 Building Improvements	0.00
2007 Roof Improvements	0.00
2007 Other Improvements	0.00
461-2007 Other Improvements	0.00
501-2007 Other Improvements	0.00
2008 Bathroom Improvements	0.00
461-2008 Bathrooms Improvements	0.00
501-2008 Bathroom Improvements	0.00
2008 Kitchen Improvements	0.00
461-2008 Kitchen Improvements	0.00
501-2008 Kitchen Improvements	0.00
2008 Floor Improvements	0.00
461-2008 Floor Improvements	0.00
501-2008 Floor Improvements	0.00
2008 Window Improvements	0.00
2008 Building Improvements	0.00
2008 Roof Improvements	0.00
2008 Other Improvements	0.00
461-2008 Other Improvements	0.00
501-2008 Other Improvements	0.00
2009 Bathroom Improvements	0.00
2009 Kitchen Improvements	0.00
2009 Floor Improvements	0.00
2009 Window Improvements	0.00
2009 Building Improvements	0.00
2009 Roof Improvements	0.00
2009 Other Improvements	0.00
461-2009 Other Improvements	0.00
501-2009 Other Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2010 Other Improvements	0.00
2011 Other Improvements	0.00
2012 Other Improvements	0.00
2013 Other Improvements	0.00
2013-Roof Improvement	0.00
2014 Other Improvements	0.00
2014 T/O Misc. Expense	0.00
2014 T/O Materials	0.00
2014 T/O Outside Vendor	0.00
2014 - Roof	0.00
2015 Other Improvements	0.00
T/O Misc. Exp.	0.00
2015 T/O Materiales	0.00
T/O Outside Vendor	0.00
2016 Other Improvements	0.00
2016 T/O Misc. Exp.	0.00
2016 T/O Materials	0.00
2016 T/O outside vendors	0.00
2016 Hills Assessments	0.00
2017 Other Improvements	52,497.58
2017 T/O Misc. Exp.	0.00
2017 T/O Materials	0.00
2017 T/O Outside Vendor	0.00
2017 Hills Assessments	0.00
2018 Other Improvements	305,385.62
2018 T/O Misc. Exp.	0.00
2018 T/O Materials	21.28
2018 T/O Outside Vendor	503.00
2018 Hills Assessments	0.00
2019 Other Improvements	104,586.08
2019 T/O Misc. Exp.	0.00
2019 T/O Materials	1,083.50
2019 T/O Outside Vendor	52,701.92
2019 Hills Assessments	0.00
2020 Other Improvements	39,618.01
2020 T/O Misc. Exp.	0.00
2020 T/O Materials	2,115.81
2020 T/O Outside Vendor	10,957.50
2020 Hills Assessments	0.00
TOTAL CAPITAL IMPROVEMENTS	569,470.30
Accum Deprec - Capital Improvements	89,440.03
NET CAPITALIZED IMPROVEMENTS	480,030.27
 OTHER ASSETS	
Security Deposits	0.00
Investment - LLC 21	0.00
Investment - LLC 24	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Investment - LLC 27	0.00
Investment - LLC 28	0.00
Investment - LLC 29	0.00
Investment - LLC 25	0.00
Investment - LLC 26	0.00
Investment - LLC 31	0.00
Investment - LLC 34	0.00
Investment - LLC 35	0.00
Investment - LLC 36	0.00
Investment LLC 37	0.00
Investment LLC 38	0.00
Investment - LLC 39	0.00
Investment - LLC 40	0.00
Investment - LLC 41	0.00
Investment - LLC 42	0.00
Investment - LLC 43	0.00
	0.00
investment - LLC 45	0.00
<i>Investment in 48</i>	<i>0.00</i>
BofA Teller Rental	0.00
Investment - 16914	0.00
Investment - Rafael Gardens	0.00
Investment - 1129 3rd Street	0.00
LP Units	0.00
Investment - US Performing Arts	0.00
Investment - Marin CoWork	0.00
Limited Liability Companies	0.00
LONG TERM RECEIVABLES	
PISF I	0.00
Duffy Due to/from	0.00
PISF III	0.00
PISF IV	0.00
PISF VI	0.00
PISF VII	0.00
PISF IX	0.00
PISF XI	0.00
PISF XII	0.00
PISF XIII	0.00
PISF XIV	0.00
PISF XV	0.00
PISF XVI	0.00
PISF XVII	0.00
PISF XVIII	0.00
461 Due To/From	0.00
501 Due/To From	0.00
Hammondale Due To/From	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
21 Due/to From	0.00
In process Lease litigation	0.00
LLC 20	0.00
LLC 21	0.00
LLC 22	0.00
LLC 23	0.00
LLC 24	0.00
LLC 25	0.00
LLC 26	0.00
LLC 27	0.00
LLC 28	0.00
LLC 29	0.00
LLC 30	0.00
LLC 30	0.00
LLC 31	0.00
LLC 32	0.00
LLC 33	0.00
LLC 34	0.00
LLC 35	0.00
LLC 36	0.00
LLC 37	0.00
LLC 38	0.00
LLC 39	0.00
LLC 40	0.00
LLC 41	0.00
LLC 42	0.00
LLC 43	0.00
LLC 44	0.00
LLC 45	0.00
LLC 46	0.00
LLC 47	0.00
LLC 48	0.00
Due to/from LLC 49	0.00
PI LLC 50	0.00
PI 51 LLC	0.00
Due to/from Gate 5	0.00
PV 1 Due to/from	0.00
885 Due to/from	0.00
107 Due to/from	0.00
481 Due to/from	0.00
515 Due to/from	0.00
300 Due to/From PISF	0.00
Paul Drive Due to/from	0.00
353 BMK due to/from	0.00
49 Ignacio due to/from	0.00
Due To/From GP	-491,809.65
Due To/From 16914	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Due To/From PISF, Inc.	0.00
Due To/From PIM	0.00
Note Receivable	0.00
7200 Redwood Due to/From	0.00
355 Due to / from	0.00
Due to/from 350 Ignacio Assoc.	0.00
1222 Due to/from	0.00
419 Prospect due to/from	0.00
TOTAL LONG TERM RECEIVABLES	-491,809.65
TOTAL ASSETS	8,693,975.44
LIABILITIES & EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	32,997.68
Deferred Revenue	0.00
Unearned Rent	3,447.81
FTB Taxes Payable	0.00
PPP Loan	0.00
Property Tax Payable	10,043.30
Insurance Payable	0.00
Accrued Expenses	0.00
TOTAL CURRENT LIABILITIES	46,488.79
LONG TERM LIABILITIES	
Notes Payable	0.00
Notes Payable LLC 48	0.00
Deed of Trust Payable	0.00
Accrued Interest	0.00
Security Deposits Liability	71,243.55
Security Deposit Clearing	0.00
Pet Deposit Payable	0.00
Unearned Income	0.00
Mortgage Payable	4,893,376.32
1st Mortgage 461	0.00
2nd Mortgage 461	0.00
1st Mortgage 501	0.00
1st Deed 350, Suite 201	0.00
2nd Deed 350, Suite 201	0.00
1st Deed 350, Suite 200	0.00
First Mortgage 350 Suite 203	0.00
1st Deed 350 Suites 101, 103	0.00
Other Liabilities	0.00
Accum K-1 Losses	0.00
1st Mortgage Gate 5	0.00
2nd Deed Gate 5	0.00
1st Mortgage Duffy Place	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2nd Deed Duffy Place	0.00
1st Mortgage 49 Ignacio	0.00
2nd Deed 49 Ignacio	0.00
TOTAL LONG TERM LIABILITIES	4,964,619.87
TOTAL LIABILITIES	5,011,108.66
EQUITY	
Common Stock	0.00
Capital Contributions	5,300,000.00
Capital Receivable	0.00
Less: Repurchased Units	0.00
TIC Ownership	0.00
L.P. Distributions	0.00
G.P. Distributions	0.00
Premium on Repurch Units	0.00
Previous Period Adjmts	0.00
Member Distribution	-1,280,314.82
Dist. 38 to 20	0.00
Dist. 38 to 21	0.00
Dist. 37 to 22	0.00
Inter Co. PFI - PV1	0.00
Inter Co PFI - Gate 5	0.00
Inter Co PFI - Duffy	0.00
Inter Co PFI - Hamm	0.00
Inter Co PFI - 107	0.00
Inter Co PFI - 461	0.00
Inter Co PFI - 501	0.00
Inter Co PFI - 49	0.00
Inter Co PFI - 885	0.00
Inter Co. PFI - 515	0.00
Inter-Co PFI - 355	0.00
InterCo PFI - 7200	0.00
InterCo PFI-117	0.00
InterCo PFI - 7 Merry	0.00
InterCo PFI - 16914	0.00
InterCo PFI - Paul	0.00
InterCo PFI - 353	0.00
InterCo PFI - 1506	0.00
InterCo PFI - 1222	0.00
InterCo PFI - 419	0.00
Inter Co PFI - 19 Merrydale	0.00
Inter Co PFI - 1129	0.00
Inter Co PFI - 1315	0.00
Inter-Co. PFI - 1732	0.00
Inter-Co PFI-390	0.00
Inter Co PFI-santaland	0.00
Retained Earnings	-229,551.05

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Retained Earnings - Owned Properties	0.00
K1-Losses	0.00
Net Income (Loss) Current	-107,267.35
Appliance Depreciation	0.00
TOTAL EQUITY	3,682,866.78
TOTAL LIABILITIES & EQUITY	8,693,975.44
Total of All	0.00

Exhibit A-2: Statement of Income (*Loss*) for **Professional Investors 34, LLC** for period ending 9/2/2020

[Provide a statement of income (*loss*) for the following periods:

(i) For the initial report:

- a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and
- b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	977,710.83	97.42	977,710.83	97.42
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	2,400.00	0.24	2,400.00	0.24
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	15,433.49	1.54	15,433.49	1.54
Prior Year Recovery Income	8,029.50	0.80	8,029.50	0.80
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	1,003,573.82	100.00	1,003,573.82	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	78,304.46	7.80	78,304.46	7.80
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	4,105.61	0.41	4,105.61	0.41
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	40,208.81	4.01	40,208.81	4.01

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	122,618.88	12.22	122,618.88	12.22
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	6,114.96	0.61	6,114.96	0.61
Legal	23,844.19	2.38	23,844.19	2.38
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	5,613.50	0.56	5,613.50	0.56
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	225.00	0.02	225.00	0.02
Security Patrol	12,536.46	1.25	12,536.46	1.25
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	48,334.11	4.82	48,334.11	4.82
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	63,366.46	6.31	63,366.46	6.31
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	2,409.95	0.24	2,409.95	0.24
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	8,714.60	0.87	8,714.60	0.87
TOTAL MANAGEMENT E...	74,491.01	7.42	74,491.01	7.42
UTILITIES EXPENSE				
Gas & Electricity	48,106.54	4.79	48,106.54	4.79
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	9,711.10	0.97	9,711.10	0.97
Garbage & Trash Removal	6,410.23	0.64	6,410.23	0.64
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	8,182.83	0.82	8,182.83	0.82
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	72,410.70	7.22	72,410.70	7.22
REPAIRS & MAINTENANCE				
R&M Unit	0.00	0.00	0.00	0.00
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	0.00	0.00	0.00	0.00
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	2,429.70	0.24	2,429.70	0.24
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	720.00	0.07	720.00	0.07
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	5,134.86	0.51	5,134.86	0.51
R&M - Electrical Supplies	1,592.73	0.16	1,592.73	0.16
R&M - Landscaping Supplies	430.98	0.04	430.98	0.04
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	5,206.76	0.52	5,206.76	0.52
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	19.48	0.00	19.48	0.00
Locks & Keys	2,399.33	0.24	2,399.33	0.24
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	1,673.15	0.17	1,673.15	0.17
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	19,606.99	1.95	19,606.99	1.95

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	200.00	0.02	200.00	0.02
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	1,293.20	0.13	1,293.20	0.13
Contract - Electrical & Lighting	4,285.00	0.43	4,285.00	0.43
Contract - HVAC Maint.	30,196.10	3.01	30,196.10	3.01
Contract R&M	8,223.20	0.82	8,223.20	0.82
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	32,555.32	3.24	32,555.32	3.24
Contract - Painting	1,095.00	0.11	1,095.00	0.11
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	12,491.25	1.24	12,491.25	1.24
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	3,249.00	0.32	3,249.00	0.32
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	30,852.00	3.07	30,852.00	3.07
TOTAL CONTRACT MAINT.	124,440.07	12.40	124,440.07	12.40
TAXES				
Real Estate Taxes	121,892.24	12.15	121,892.24	12.15
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	121,892.24	12.15	121,892.24	12.15
INSURANCE EXPENSE				
Package Insurance	15,515.32	1.55	15,515.32	1.55
Earthquake Insurance	7,313.55	0.73	7,313.55	0.73
Umbrella Insurance	983.12	0.10	983.12	0.10
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	23,811.99	2.37	23,811.99	2.37
TOTAL OPERATING EXPENSES	607,605.99	60.54	607,605.99	60.54
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	-9,600.00	-0.96	-9,600.00	-0.96
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	0.00	0.00	0.00	0.00
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	-1,105.04	-0.11	-1,105.04	-0.11
TOTAL OTHER INCOME	-10,705.04	-1.07	-10,705.04	-1.07
NET OPERATING INCOME	406,672.87	40.52	406,672.87	40.52
DEBT SERVICE EXPENSE				
Mortgage Interest	224,059.26	22.33	224,059.26	22.33
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	224,059.26	22.33	224,059.26	22.33
NET INC.BEFORE DEP.& TAX	182,613.61	18.20	182,613.61	18.20
DEPREC. & AMORT. EXPENSES				
Building Depreciation	184,615.44	18.40	184,615.44	18.40
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	144,000.00	14.35	144,000.00	14.35
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	34,189.64	3.41	34,189.64	3.41
Closing Cost Amortization	671.28	0.07	671.28	0.07
Loan Fee Amortization	2,476.44	0.25	2,476.44	0.25

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	2,232.84	0.22	2,232.84	0.22
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	368,185.64	36.69	368,185.64	36.69
NET INC.(LOSS) BEF.TAXES	-185,572.03	-18.49	-185,572.03	-18.49
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	4,714.55	0.47	4,714.55	0.47
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	4,714.55	0.47	4,714.55	0.47
NET INCOME (LOSS)BK	-190,286.58	-18.96	-190,286.58	-18.96
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	580,569.94	97.83	580,569.94	97.83
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	5,600.00	0.94	5,600.00	0.94
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	6,811.35	1.15	6,811.35	1.15
Prior Year Recovery Income	473.32	0.08	473.32	0.08
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	593,454.61	100.00	593,454.61	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	53,526.55	9.02	53,526.55	9.02
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	1,298.00	0.22	1,298.00	0.22
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	4,361.04	0.73	4,361.04	0.73
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	59,185.59	9.97	59,185.59	9.97
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	2,033.00	0.34	2,033.00	0.34
Legal	2,996.50	0.50	2,996.50	0.50
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	1,343.00	0.23	1,343.00	0.23
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	65.92	0.01	65.92	0.01
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	0.00	0.00	0.00	0.00
Security Patrol	9,002.82	1.52	9,002.82	1.52
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	15,441.24	2.60	15,441.24	2.60
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	37,140.03	6.26	37,140.03	6.26
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	169.72	0.03	169.72	0.03

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	1,482.72	0.25	1,482.72	0.25
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	120.00	0.02	120.00	0.02
TOTAL MANAGEMENT E...	38,912.47	6.56	38,912.47	6.56
UTILITIES EXPENSE				
Gas & Electricity	24,529.15	4.13	24,529.15	4.13
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	27,924.54	4.71	27,924.54	4.71
Garbage & Trash Removal	3,593.96	0.61	3,593.96	0.61
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	6,306.74	1.06	6,306.74	1.06
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	62,354.39	10.51	62,354.39	10.51
REPAIRS & MAINTENANCE				
R&M Unit	4,632.02	0.78	4,632.02	0.78
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	40.20	0.01	40.20	0.01
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	132.00	0.02	132.00	0.02
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	1,288.55	0.22	1,288.55	0.22
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	1,440.00	0.24	1,440.00	0.24
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	5,150.25	0.87	5,150.25	0.87
R&M - Windows	2,786.14	0.47	2,786.14	0.47
R&M - HVAC	1,753.00	0.30	1,753.00	0.30
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	9,802.79	1.65	9,802.79	1.65
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	0.00	0.00	0.00	0.00
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	17.02	0.00	17.02	0.00
R&M - Electrical Supplies	506.07	0.09	506.07	0.09
R&M - Landscaping Supplies	205.79	0.03	205.79	0.03
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	3,672.88	0.62	3,672.88	0.62
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	2,128.00	0.36	2,128.00	0.36
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	20.60	0.00	20.60	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	2,325.07	0.39	2,325.07	0.39
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	35,900.38	6.05	35,900.38	6.05

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	469.00	0.08	469.00	0.08
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	826.90	0.14	826.90	0.14
Contract - HVAC Maint.	4,633.00	0.78	4,633.00	0.78
Contract R&M	60.00	0.01	60.00	0.01
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	17,048.64	2.87	17,048.64	2.87
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	360.00	0.06	360.00	0.06
Contract - Landscaping	5,157.50	0.87	5,157.50	0.87
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	1,814.83	0.31	1,814.83	0.31
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	1,191.00	0.20	1,191.00	0.20
Contract - Parking Lot Dues	17,997.00	3.03	17,997.00	3.03
TOTAL CONTRACT MAINT.	49,557.87	8.35	49,557.87	8.35
TAXES				
Real Estate Taxes	71,675.72	12.08	71,675.72	12.08
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	71,675.72	12.08	71,675.72	12.08
INSURANCE EXPENSE				
Package Insurance	11,548.11	1.95	11,548.11	1.95
Earthquake Insurance	4,507.44	0.76	4,507.44	0.76
Umbrella Insurance	773.99	0.13	773.99	0.13
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	16,829.54	2.84	16,829.54	2.84
TOTAL OPERATING EXPENSES	349,857.20	58.95	349,857.20	58.95
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	-25.00	0.00	-25.00	0.00
Late Charges	0.00	0.00	0.00	0.00
Damages & Cleaning Fees	-77.72	-0.01	-77.72	-0.01
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	-368.43	-0.06	-368.43	-0.06
TOTAL OTHER INCOME	-471.15	-0.08	-471.15	-0.08
NET OPERATING INCOME	244,068.56	41.13	244,068.56	41.13
DEBT SERVICE EXPENSE				
Mortgage Interest	130,752.39	22.03	130,752.39	22.03
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	130,752.39	22.03	130,752.39	22.03
NET INC.BEFORE DEP.& TAX	113,316.17	19.09	113,316.17	19.09
DEPREC. & AMORT. EXPENSES				
Building Depreciation	104,007.61	17.53	104,007.61	17.53
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	84,000.00	14.15	84,000.00	14.15
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	26,194.21	4.41	26,194.21	4.41
Closing Cost Amortization	2,366.07	0.40	2,366.07	0.40
Loan Fee Amortization	1,365.94	0.23	1,365.94	0.23

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	949.69	0.16	949.69	0.16
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	218,883.52	36.88	218,883.52	36.88
NET INC.(LOSS) BEF.TAXES	-105,567.35	-17.79	-105,567.35	-17.79
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	1,700.00	0.29	1,700.00	0.29
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	1,700.00	0.29	1,700.00	0.29
NET INCOME (LOSS)BK	-107,267.35	-18.08	-107,267.35	-18.08
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Exhibit A-3: Statement of Cash Flows for **Professional Investors 34, LLC** for period ending **9/2/2020**

[Provide a statement of changes in cash position for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.



Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	977,710.83	97.42	977,710.83	97.42
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	2,400.00	0.24	2,400.00	0.24
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	15,433.49	1.54	15,433.49	1.54
Prior Year Recovery Income	8,029.50	0.80	8,029.50	0.80
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	1,003,573.82	100.00	1,003,573.82	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	78,304.46	7.80	78,304.46	7.80
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	4,105.61	0.41	4,105.61	0.41
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	40,208.81	4.01	40,208.81	4.01

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	122,618.88	12.22	122,618.88	12.22
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	6,114.96	0.61	6,114.96	0.61
Legal	23,844.19	2.38	23,844.19	2.38
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	5,613.50	0.56	5,613.50	0.56
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	225.00	0.02	225.00	0.02
Security Patrol	12,536.46	1.25	12,536.46	1.25
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	48,334.11	4.82	48,334.11	4.82
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	63,366.46	6.31	63,366.46	6.31
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	2,409.95	0.24	2,409.95	0.24
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	8,714.60	0.87	8,714.60	0.87
TOTAL MANAGEMENT E...	74,491.01	7.42	74,491.01	7.42
UTILITIES EXPENSE				
Gas & Electricity	48,106.54	4.79	48,106.54	4.79
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	9,711.10	0.97	9,711.10	0.97
Garbage & Trash Removal	6,410.23	0.64	6,410.23	0.64
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	8,182.83	0.82	8,182.83	0.82
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	72,410.70	7.22	72,410.70	7.22
REPAIRS & MAINTENANCE				
R&M Unit	0.00	0.00	0.00	0.00
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	0.00	0.00	0.00	0.00
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	2,429.70	0.24	2,429.70	0.24
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	720.00	0.07	720.00	0.07
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	5,134.86	0.51	5,134.86	0.51
R&M - Electrical Supplies	1,592.73	0.16	1,592.73	0.16
R&M - Landscaping Supplies	430.98	0.04	430.98	0.04
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	5,206.76	0.52	5,206.76	0.52
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	19.48	0.00	19.48	0.00
Locks & Keys	2,399.33	0.24	2,399.33	0.24
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	1,673.15	0.17	1,673.15	0.17
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	19,606.99	1.95	19,606.99	1.95

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	200.00	0.02	200.00	0.02
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	1,293.20	0.13	1,293.20	0.13
Contract - Electrical & Lighting	4,285.00	0.43	4,285.00	0.43
Contract - HVAC Maint.	30,196.10	3.01	30,196.10	3.01
Contract R&M	8,223.20	0.82	8,223.20	0.82
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	32,555.32	3.24	32,555.32	3.24
Contract - Painting	1,095.00	0.11	1,095.00	0.11
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	12,491.25	1.24	12,491.25	1.24
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	3,249.00	0.32	3,249.00	0.32
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	30,852.00	3.07	30,852.00	3.07
TOTAL CONTRACT MAINT.	124,440.07	12.40	124,440.07	12.40
TAXES				
Real Estate Taxes	121,892.24	12.15	121,892.24	12.15
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	121,892.24	12.15	121,892.24	12.15
INSURANCE EXPENSE				
Package Insurance	15,515.32	1.55	15,515.32	1.55
Earthquake Insurance	7,313.55	0.73	7,313.55	0.73
Umbrella Insurance	983.12	0.10	983.12	0.10
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	23,811.99	2.37	23,811.99	2.37
TOTAL OPERATING EXPENSES	607,605.99	60.54	607,605.99	60.54
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	-9,600.00	-0.96	-9,600.00	-0.96
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	0.00	0.00	0.00	0.00
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	-1,105.04	-0.11	-1,105.04	-0.11
TOTAL OTHER INCOME	-10,705.04	-1.07	-10,705.04	-1.07
NET OPERATING INCOME	406,672.87	40.52	406,672.87	40.52
DEBT SERVICE EXPENSE				
Mortgage Interest	224,059.26	22.33	224,059.26	22.33
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	224,059.26	22.33	224,059.26	22.33
NET INC.BEFORE DEP.& TAX	182,613.61	18.20	182,613.61	18.20
DEPREC. & AMORT. EXPENSES				
Building Depreciation	184,615.44	18.40	184,615.44	18.40
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	144,000.00	14.35	144,000.00	14.35
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	34,189.64	3.41	34,189.64	3.41
Closing Cost Amortization	671.28	0.07	671.28	0.07
Loan Fee Amortization	2,476.44	0.25	2,476.44	0.25

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	2,232.84	0.22	2,232.84	0.22
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	368,185.64	36.69	368,185.64	36.69
NET INC.(LOSS) BEF.TAXES	-185,572.03	-18.49	-185,572.03	-18.49
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	4,714.55	0.47	4,714.55	0.47
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	4,714.55	0.47	4,714.55	0.47
NET INCOME (LOSS)BK	-190,286.58	-18.96	-190,286.58	-18.96
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00
Adjustments				
Outside Management Income	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0.00
Period to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	10,685.81	2,069.98	-8,615.83	
1015 -Reserve Account	503,171.30	504,276.34	1,105.04	
Total Cash	513,857.11	506,346.32	-7,510.79	
Year to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	10,685.81	2,069.98	-8,615.83	
1015 -Reserve Account	503,171.30	504,276.34	1,105.04	
Total Cash	513,857.11	506,346.32	-7,510.79	

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	580,569.94	97.83	580,569.94	97.83
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	5,600.00	0.94	5,600.00	0.94
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	6,811.35	1.15	6,811.35	1.15
Prior Year Recovery Income	473.32	0.08	473.32	0.08
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	593,454.61	100.00	593,454.61	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	53,526.55	9.02	53,526.55	9.02
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	1,298.00	0.22	1,298.00	0.22
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	4,361.04	0.73	4,361.04	0.73
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	59,185.59	9.97	59,185.59	9.97
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	2,033.00	0.34	2,033.00	0.34
Legal	2,996.50	0.50	2,996.50	0.50
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	1,343.00	0.23	1,343.00	0.23
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	65.92	0.01	65.92	0.01
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	0.00	0.00	0.00	0.00
Security Patrol	9,002.82	1.52	9,002.82	1.52
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	15,441.24	2.60	15,441.24	2.60
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	37,140.03	6.26	37,140.03	6.26
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	169.72	0.03	169.72	0.03

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	1,482.72	0.25	1,482.72	0.25
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	120.00	0.02	120.00	0.02
TOTAL MANAGEMENT E...	38,912.47	6.56	38,912.47	6.56
UTILITIES EXPENSE				
Gas & Electricity	24,529.15	4.13	24,529.15	4.13
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	27,924.54	4.71	27,924.54	4.71
Garbage & Trash Removal	3,593.96	0.61	3,593.96	0.61
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	6,306.74	1.06	6,306.74	1.06
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	62,354.39	10.51	62,354.39	10.51
REPAIRS & MAINTENANCE				
R&M Unit	4,632.02	0.78	4,632.02	0.78
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	40.20	0.01	40.20	0.01
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	132.00	0.02	132.00	0.02
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	1,288.55	0.22	1,288.55	0.22
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	1,440.00	0.24	1,440.00	0.24
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	5,150.25	0.87	5,150.25	0.87
R&M - Windows	2,786.14	0.47	2,786.14	0.47
R&M - HVAC	1,753.00	0.30	1,753.00	0.30
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	9,802.79	1.65	9,802.79	1.65
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	0.00	0.00	0.00	0.00
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	17.02	0.00	17.02	0.00
R&M - Electrical Supplies	506.07	0.09	506.07	0.09
R&M - Landscaping Supplies	205.79	0.03	205.79	0.03
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	3,672.88	0.62	3,672.88	0.62
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	2,128.00	0.36	2,128.00	0.36
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	20.60	0.00	20.60	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	2,325.07	0.39	2,325.07	0.39
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	35,900.38	6.05	35,900.38	6.05

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	469.00	0.08	469.00	0.08
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	826.90	0.14	826.90	0.14
Contract - HVAC Maint.	4,633.00	0.78	4,633.00	0.78
Contract R&M	60.00	0.01	60.00	0.01
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	17,048.64	2.87	17,048.64	2.87
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	360.00	0.06	360.00	0.06
Contract - Landscaping	5,157.50	0.87	5,157.50	0.87
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	1,814.83	0.31	1,814.83	0.31
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	1,191.00	0.20	1,191.00	0.20
Contract - Parking Lot Dues	17,997.00	3.03	17,997.00	3.03
TOTAL CONTRACT MAINT.	49,557.87	8.35	49,557.87	8.35
TAXES				
Real Estate Taxes	71,675.72	12.08	71,675.72	12.08
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	71,675.72	12.08	71,675.72	12.08
INSURANCE EXPENSE				
Package Insurance	11,548.11	1.95	11,548.11	1.95
Earthquake Insurance	4,507.44	0.76	4,507.44	0.76
Umbrella Insurance	773.99	0.13	773.99	0.13
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	16,829.54	2.84	16,829.54	2.84
TOTAL OPERATING EXPENSES	349,857.20	58.95	349,857.20	58.95
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	-25.00	0.00	-25.00	0.00
Late Charges	0.00	0.00	0.00	0.00
Damages & Cleaning Fees	-77.72	-0.01	-77.72	-0.01
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	-368.43	-0.06	-368.43	-0.06
TOTAL OTHER INCOME	-471.15	-0.08	-471.15	-0.08
NET OPERATING INCOME	244,068.56	41.13	244,068.56	41.13
DEBT SERVICE EXPENSE				
Mortgage Interest	130,752.39	22.03	130,752.39	22.03
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	130,752.39	22.03	130,752.39	22.03
NET INC.BEFORE DEP.& TAX	113,316.17	19.09	113,316.17	19.09
DEPREC. & AMORT. EXPENSES				
Building Depreciation	104,007.61	17.53	104,007.61	17.53
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	84,000.00	14.15	84,000.00	14.15
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	26,194.21	4.41	26,194.21	4.41
Closing Cost Amortization	2,366.07	0.40	2,366.07	0.40
Loan Fee Amortization	1,365.94	0.23	1,365.94	0.23

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	949.69	0.16	949.69	0.16
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	218,883.52	36.88	218,883.52	36.88
NET INC.(LOSS) BEF.TAXES	-105,567.35	-17.79	-105,567.35	-17.79
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	1,700.00	0.29	1,700.00	0.29
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	1,700.00	0.29	1,700.00	0.29
NET INCOME (LOSS)BK	-107,267.35	-18.08	-107,267.35	-18.08
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00
Adjustments				
Outside Management Income	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0.00
Period to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	2,069.98	1,422.73	-647.25	
1015 -Reserve Account	504,276.34	4,613.85	-499,662.49	
Total Cash	506,346.32	6,036.58	-500,309.74	
Year to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	2,069.98	1,422.73	-647.25	
1015 -Reserve Account	504,276.34	4,613.85	-499,662.49	
Total Cash	506,346.32	6,036.58	-500,309.74	

Exhibit A-4: Statement of Changes in Shareholders'/Partners' Equity (*Deficit*) for Professional Investors 34, LLC for period ending 9/2/2020

[Provide a statement of changes in shareholders'/partners equity (*deficit*) for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The Debtor's professionals are in the process of conducting a forensic review of the Debtor's and controlled entities' records necessary to determine changes in the shareholders'/partners' equity ownership for the controlled entities. The Debtor will submit an updated report to the Court once this information is available.

Exhibit B: Description of Operations for Professional Investors 34, LLC

[Describe the nature and extent of the Debtor's interest in the Controlled Non-Debtor Entity.

Describe the business conducted and intended to be conducted by the Controlled Non-Debtor Entity, focusing on the entity's dominant business segments.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

The Controlled Non-Debtor Entity owns a residential property which is operated by PFI. The units are leased as residences to tenants.



Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit C: Description of Intercompany Claims

[List and describe the Controlled Non-Debtor Entity's claims against any other Controlled Non-Debtor Entity, together with the basis for such claims and whether each claim is contingent, unliquidated or disputed.]

Describe the source of this information.]

The source of this information is derived for the companies' Accounting System.

The companies' books show no intercompany claim.



Exhibit D: Allocation of Tax Liabilities and Assets

[Describe how income, losses, tax payments, tax refunds, or other tax attributes relating to federal, state, or local taxes have been allocated between or among the Controlled Non-Debtor Entity and one or more other Controlled Non-Debtor Entities.

Include a copy of each tax sharing or tax allocation agreement to which the entity is a party with any other Controlled Non-Debtor Entity.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System and conversations with the remaining employees of the company.

Tax liabilities are not allocated among or between any other Controlled Non-Debtor Entity.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit E: Description of Controlled Non-Debtor Entity's payments of Administrative Expenses, or Professional Fees otherwise payable by a Debtor

[Describe any payment made, or obligations incurred (or claims purchased), by the Controlled Non-Debtor Entity in connection with any claims, administrative expenses, or professional fees that have been or could be asserted against any Debtor.


Describe the source of this information.]

Based on a review of the Non-Debtor Entity's Accounting System records and conversations with current employees, the Debtor is not aware of any payments made or obligations incurred by the Controlled Non-Debtor Entity that would otherwise be payable by Debtor.



Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

 Exhibit A: Financial Statements for Professional Investors 35, LLC

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit A-1: Balance Sheet for Professional Investors 35, LLC as of 9/2/2020

[Provide a balance sheet dated as of the end of the most recent 3-month period of the current fiscal year and as of the end of the preceding fiscal year.]

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.



Balance Sheet

Period = Dec 2019

Book = Accrual

Current Balance**ASSETS****CURRENT ASSETS****CASH**

1010 - Checking	20,390.51
461 Bank Acct	0.00
501 Bank Acct	0.00
1015 -Reserve Account	2,000.00
1020 OLD Clearing	0.00
PFI First Community Clearing	0.00
PISF Inc. Transfer	0.00
PFI Cash - Transfer	0.00
Money Market	0.00
Escrow Account	0.00
Fremont Checking Account	0.00
Interest Cash	0.00
Petty Cash	0.00
Cash Hammondale	0.00
Cash 461	0.00
Cash 501	0.00
TOTAL CASH	22,390.51

RECEIVABLES

Property Receivables	0.00
Loan Receivables	0.00
Other Receivables	0.00
Officer - Due to/from	0.00

ACCOUNTS RECEIVABLES

A/R Rent Due	4,374.02
A/R Other - Melissa B	0.00
A/R Other - People home equity	0.00
A/R Collections	0.00
A/R Security Deposits	0.00
TOTAL ACCOUNTS RECEIVABLES	4,374.02

RESERVES & PREPAIDS

Reserve - Insurance	5,327.51
Reserve - Improvements	520.68
Prepaid Maint. Contract	0.00
Prepaid - Leasing Comm.	0.00
Prepaid - Leasing Comm.	0.00
Prepaid Mortgage Interest	0.00
Prepaid Taxes	0.00
TOTAL RESERVES & PREPAIDS	5,848.19
TOTAL CURRENT ASSETS	32,612.72

Balance Sheet

Period = Dec 2019

Book = Accrual

Current Balance**FIXED ASSETS**

Land - Hammondale	0.00
Land	1,600,000.00
Land - 501	0.00
Land - PI 20 LLC	0.00
Land - 200 Gate 5	0.00
Land - Duffy	0.00
Land - 49 Ignacio	0.00
Land - 350 Ignacio Suite 200	0.00
Land - PI 21 LLC	0.00
Land 30 Clay Court	0.00
Land - 690 DeLong	0.00
Building	5,120,000.00
Fixtures & Appliances	0.00
Improvements	0.00
Additional basis	0.00
Accum Depreciation	-402,655.44
Building - 501	0.00
Accum Depreciation Building - 501	0.00
Building - PI 20	0.00
A/D Building PI 20	0.00
Building - 200 Gate 5	0.00
Open	0.00
Accum Depreciation Gate 5	0.00
Buidling Duffy Place	0.00
Accum Depreciation Duffy Place	0.00
Building 49 Ignacio	0.00
Accum Depreciation 49 Ignacio	0.00
Building - Hammondale	0.00
Accum Depr Hammondale	0.00
350 Ignacio #200	0.00
A/D 350 Ignacio #200	0.00
350 Ignacio #101	0.00
A/D 350 Ignacio #101	0.00
Building - 30 Clay Ct.	0.00
A/D 30 Clay Ct.	0.00
Building 690 DeLong	0.00
A/D Building 690 DeLong	0.00
350 Ignacio #103	0.00
A/D 350 Ingacio #103	0.00
350 Ignacio #201	0.00
350 Ignacio # 203	0.00
A/D 350 Ignacio #203	0.00
350 Ignacio #100	0.00
A/D Ignacio #100	0.00
350 Ignacio #300	0.00
A/D 350 Ignacio #300	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Furniture and Fixtures	1,118.57
A/D Furn. & Fixt.	0.00
Furniture & Fixt Hamm	0.00
Furniture & Fixt Gate	0.00
A/D Furn./Fixt. Hamm	0.00
A/D Furn./Fixt. Gate	0.00
Computers	0.00
A/D Computers	0.00
A/V Equipment	0.00
Vehicles	0.00
A/D Vehicles	0.00
Tenant Imp. 350 Ignacio	0.00
A/D Tenant Imp.	0.00
Acum. Gain (Loss) Gate	0.00
Accum. Gain (Loss) Hamm	0.00
Accum. Gain (Loss) 501	0.00
Accum Gain Loss - 461	0.00
Accum Depreciation Fixed Assets	0.00
NET FIXED ASSETS	6,318,463.13
 ACQUISITION ASSETS	
Closing Costs	13,185.00
A/A Closing Costs	-109.89
Syndication Costs	0.00
Loan Fees	61,044.00
Accum Amort Loan Fees	-15,526.74
Personal Property	1,280,000.00
Accum Depreciation Personal Property	-256,000.08
Organization Costs	14,515.66
Accum Amort Organization Costs	-5,655.33
NET ACQUISITION ASSETS	1,091,452.62
 CAPITALIZED IMPROVEMENTS	
Improvements Prior 2000	0.00
2001 Bathroom Improvements	0.00
2001 Kitchen Improvements	0.00
2001 Floor Improvements	0.00
2001 Window Improvements	0.00
2001 Building Improvements	0.00
2001 Roof Improvements	0.00
2001 Other Improvements	0.00
2002 Bathroom Improvements	0.00
2002 Kitchen Improvements	0.00
2002 Floor Improvements	0.00
2002 Window Improvements	0.00
2002 Building Improvements	0.00
2002 Roof Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2002 Other Improvements	0.00
2002 Improvement Salaries	0.00
2003 Bathroom Improvements	0.00
2003 Kitchen Improvements	0.00
2003 Floor Improvements	0.00
2003 Window Improvements	0.00
461-2003 Windows Improvements	0.00
501-2003 Window Improvement	0.00
2003 Building Improvements	0.00
461-2003 Building Improvements	0.00
501-2003 Building Improvements	0.00
2003 Roof Improvements	0.00
2003 Other Improvements	0.00
461-2003 Other Improvements	0.00
501-2003 Other Improvements	0.00
2004 Bathroom Improvements	0.00
2004 Kitchen Improvements	0.00
2004 Floor Improvements	0.00
461-2004 Floor Improvements	0.00
501-2004 Floor Improvements	0.00
2004 Window Improvements	0.00
461-2004 Window Improvements	0.00
501-2004 Window Improvements	0.00
2004 Building Improvements	0.00
2004 Roof Improvements	0.00
2004 Other Improvements	0.00
461-2004 Other Improvements	0.00
501-2004 Other Improvements	0.00
2005 Bathroom Improvements	0.00
2005 Kitchen Improvements	0.00
461-2005 Kitchen Improvements	0.00
501-2005 Kitchen Improvements	0.00
2005 Floor Improvements	0.00
461-2005 Floor Improvements	0.00
501-2005 Floor Improvements	0.00
2005 Window Improvements	0.00
2005 Building Improvements	0.00
2005 Roof Improvements	0.00
2005 Other Improvements	0.00
461-2005 Other Improvements	0.00
501-2005 Other Improvements	0.00
2005 Improvement Salaries	0.00
2006 Bathroom Improvements	0.00
2006 Kitchen Improvements	0.00
461-2006 Kitchen Improvements	0.00
501-2006 Kitchen Improvements	0.00
2006 Floor Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
461-2006 Floor Improvements	0.00
501-2006 Floor Improvements	0.00
2006 Window Improvements	0.00
2006 Building Improvements	0.00
461-2006 Building Improvements	0.00
501-2006 Building Improvements	0.00
2006 Roof Improvements	0.00
2006 Other Improvements	0.00
2007 Bathroom Improvements	0.00
461-2007 Bathroom Improvements	0.00
501-2007 Bathroom Improvements	0.00
2007 Kitchen Improvements	0.00
2007 Floor Improvements	0.00
461-2007 Floor Improvements	0.00
501-2007 Floor Improvements	0.00
2007 Window Improvements	0.00
2007 Building Improvements	0.00
461-2007 Building Improvements	0.00
501-2007 Building Improvements	0.00
2007 Roof Improvements	0.00
2007 Other Improvements	0.00
461-2007 Other Improvements	0.00
501-2007 Other Improvements	0.00
2008 Bathroom Improvements	0.00
461-2008 Bathrooms Improvements	0.00
501-2008 Bathroom Improvements	0.00
2008 Kitchen Improvements	0.00
461-2008 Kitchen Improvements	0.00
501-2008 Kitchen Improvements	0.00
2008 Floor Improvements	0.00
461-2008 Floor Improvements	0.00
501-2008 Floor Improvements	0.00
2008 Window Improvements	0.00
2008 Building Improvements	0.00
2008 Roof Improvements	0.00
2008 Other Improvements	0.00
461-2008 Other Improvements	0.00
501-2008 Other Improvements	0.00
2009 Bathroom Improvements	0.00
2009 Kitchen Improvements	0.00
2009 Floor Improvements	0.00
2009 Window Improvements	0.00
2009 Building Improvements	0.00
2009 Roof Improvements	0.00
2009 Other Improvements	0.00
461-2009 Other Improvements	0.00
501-2009 Other Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2010 Other Improvements	0.00
2011 Other Improvements	0.00
2012 Other Improvements	0.00
2013 Other Improvements	0.00
2013-Roof Improvement	0.00
2014 Other Improvements	0.00
2014 T/O Misc. Expense	0.00
2014 T/O Materials	0.00
2014 T/O Outside Vendor	0.00
2014 - Roof	0.00
2015 Other Improvements	0.00
T/O Misc. Exp.	0.00
2015 T/O Materiales	0.00
T/O Outside Vendor	0.00
2016 Other Improvements	0.00
2016 T/O Misc. Exp.	0.00
2016 T/O Materials	0.00
2016 T/O outside vendors	0.00
2016 Hills Assessments	0.00
2017 Other Improvements	201,710.33
2017 T/O Misc. Exp.	0.00
2017 T/O Materials	0.00
2017 T/O Outside Vendor	0.00
2017 Hills Assessments	0.00
2018 Other Improvements	194,266.81
2018 T/O Misc. Exp.	0.00
2018 T/O Materials	0.00
2018 T/O Outside Vendor	2,135.00
2018 Hills Assessments	0.00
2019 Other Improvements	45,602.77
2019 T/O Misc. Exp.	0.00
2019 T/O Materials	845.65
2019 T/O Outside Vendor	21,215.00
2019 Hills Assessments	0.00
2020 Other Improvements	0.00
2020 T/O Misc. Exp.	0.00
2020 T/O Materials	0.00
2020 T/O Outside Vendor	0.00
2020 Hills Assessments	0.00
TOTAL CAPITAL IMPROVEMENTS	465,775.56
Accum Deprec - Capital Improvements	101,481.12
NET CAPITALIZED IMPROVEMENTS	364,294.44
 OTHER ASSETS	
Security Deposits	0.00
Investment - LLC 21	0.00
Investment - LLC 24	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Investment - LLC 27	0.00
Investment - LLC 28	0.00
Investment - LLC 29	0.00
Investment - LLC 25	0.00
Investment - LLC 26	0.00
Investment - LLC 31	0.00
Investment - LLC 34	0.00
Investment - LLC 35	0.00
Investment - LLC 36	0.00
Investment LLC 37	0.00
Investment LLC 38	0.00
Investment - LLC 39	0.00
Investment - LLC 40	0.00
Investment - LLC 41	0.00
Investment - LLC 42	0.00
Investment - LLC 43	0.00
	0.00
investment - LLC 45	0.00
<i>Investment in 48</i>	<i>0.00</i>
BofA Teller Rental	0.00
Investment - 16914	0.00
Investment - Rafael Gardens	0.00
Investment - 1129 3rd Street	0.00
LP Units	0.00
Investment - US Performing Arts	0.00
Investment - Marin CoWork	0.00
Limited Liability Companies	0.00
LONG TERM RECEIVABLES	
PISF I	0.00
Duffy Due to/from	0.00
PISF III	0.00
PISF IV	0.00
PISF VI	0.00
PISF VII	0.00
PISF IX	0.00
PISF XI	0.00
PISF XII	0.00
PISF XIII	0.00
PISF XIV	0.00
PISF XV	0.00
PISF XVI	0.00
PISF XVII	0.00
PISF XVIII	0.00
461 Due To/From	0.00
501 Due/To From	0.00
Hammondale Due To/From	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
21 Due/to From	0.00
In process Lease litigation	0.00
LLC 20	0.00
LLC 21	0.00
LLC 22	0.00
LLC 23	0.00
LLC 24	0.00
LLC 25	0.00
LLC 26	0.00
LLC 27	0.00
LLC 28	0.00
LLC 29	0.00
LLC 30	0.00
LLC 30	0.00
LLC 31	0.00
LLC 32	0.00
LLC 33	0.00
LLC 34	0.00
LLC 35	0.00
LLC 36	0.00
LLC 37	3,787.40
LLC 38	0.00
LLC 39	0.00
LLC 40	0.00
LLC 41	0.00
LLC 42	0.00
LLC 43	0.00
LLC 44	0.00
LLC 45	0.00
LLC 46	0.00
LLC 47	0.00
LLC 48	0.00
Due to/from LLC 49	0.00
PI LLC 50	0.00
PI 51 LLC	0.00
Due to/from Gate 5	0.00
PV 1 Due to/from	0.00
885 Due to/from	0.00
107 Due to/from	0.00
481 Due to/from	0.00
515 Due to/from	0.00
300 Due to/From PISF	0.00
Paul Drive Due to/from	0.00
353 BMK due to/from	0.00
49 Ignacio due to/from	0.00
Due To/From GP	33,780.00
Due To/From 16914	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Due To/From PISF, Inc.	0.00
Due To/From PIM	0.00
Note Receivable	0.00
7200 Redwood Due to/From	0.00
355 Due to / from	0.00
Due to/from 350 Ignacio Assoc.	0.00
1222 Due to/from	0.00
419 Prospect due to/from	0.00
TOTAL LONG TERM RECEIVABLES	37,567.40
TOTAL ASSETS	7,844,390.31
LIABILITIES & EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	2,499.17
Deferred Revenue	0.00
Unearned Rent	17,177.11
FTB Taxes Payable	0.00
PPP Loan	0.00
Property Tax Payable	0.00
Insurance Payable	0.00
Accrued Expenses	0.00
TOTAL CURRENT LIABILITIES	19,676.28
LONG TERM LIABILITIES	
Notes Payable	0.00
Notes Payable LLC 48	0.00
Deed of Trust Payable	0.00
Accrued Interest	0.00
Security Deposits Liability	32,900.35
Security Deposit Clearing	0.00
Pet Deposit Payable	0.00
Unearned Income	0.00
Mortgage Payable	4,800,000.00
1st Mortgage 461	0.00
2nd Mortgage 461	0.00
1st Mortgage 501	0.00
1st Deed 350, Suite 201	0.00
2nd Deed 350, Suite 201	0.00
1st Deed 350, Suite 200	0.00
First Mortgage 350 Suite 203	0.00
1st Deed 350 Suites 101, 103	0.00
Other Liabilities	0.00
Accum K-1 Losses	0.00
1st Mortgage Gate 5	0.00
2nd Deed Gate 5	0.00
1st Mortgage Duffy Place	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2nd Deed Duffy Place	0.00
1st Mortgage 49 Ignacio	0.00
2nd Deed 49 Ignacio	0.00
TOTAL LONG TERM LIABILITIES	4,832,900.35
TOTAL LIABILITIES	4,852,576.63
EQUITY	
Common Stock	0.00
Capital Contributions	4,000,000.00
Capital Receivable	0.00
Less: Repurchased Units	0.00
TIC Ownership	0.00
L.P. Distributions	0.00
G.P. Distributions	0.00
Premium on Repurch Units	0.00
Previous Period Adjmts	0.00
Member Distribution	-771,154.37
Dist. 38 to 20	0.00
Dist. 38 to 21	0.00
Dist. 37 to 22	0.00
Inter Co. PFI - PV1	0.00
Inter Co PFI - Gate 5	0.00
Inter Co PFI - Duffy	0.00
Inter Co PFI - Hamm	0.00
Inter Co PFI - 107	0.00
Inter Co PFI - 461	0.00
Inter Co PFI - 501	0.00
Inter Co PFI - 49	0.00
Inter Co PFI - 885	0.00
Inter Co. PFI - 515	0.00
Inter-Co PFI - 355	0.00
InterCo PFI - 7200	0.00
InterCo PFI-117	0.00
InterCo PFI - 7 Merry	0.00
InterCo PFI - 16914	0.00
InterCo PFI - Paul	0.00
InterCo PFI - 353	0.00
InterCo PFI - 1506	0.00
InterCo PFI - 1222	0.00
InterCo PFI - 419	0.00
Inter Co PFI - 19 Merrydale	0.00
Inter Co PFI - 1129	0.00
Inter Co PFI - 1315	0.00
Inter-Co. PFI - 1732	0.00
Inter-Co PFI-390	0.00
Inter Co PFI-santaland	0.00
Retained Earnings	-104,385.89

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Retained Earingins - Owned Properties	0.00
K1-Losses	0.00
Net Income (Loss) Current	-132,646.06
Appliance Depreciation	0.00
TOTAL EQUITY	2,991,813.68
TOTAL LIABILITIES & EQUITY	7,844,390.31
Total of All	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

Current Balance**ASSETS****CURRENT ASSETS****CASH**

1010 - Checking	62,562.81
461 Bank Acct	0.00
501 Bank Acct	0.00
1015 -Reserve Account	1,000.00
1020 OLD Clearing	0.00
PFI First Community	0.00
Clearing	0.00
PISF Inc. Transfer	0.00
PFI Cash - Transfer	0.00
Money Market	0.00
Escrow Account	0.00
Fremont Checking Account	0.00
Interest Cash	0.00
Petty Cash	0.00
Cash Hammondale	0.00
Cash 461	0.00
Cash 501	0.00
TOTAL CASH	63,562.81

RECEIVABLES

Property Receivables	0.00
Loan Receivables	0.00
Other Receivables	0.00
Officer - Due to/from	0.00

ACCOUNTS RECEIVABLES

A/R Rent Due	-22,438.12
A/R Other - Melissa B	0.00
A/R Other - People home equity	0.00
A/R Collections	0.00
A/R Security Deposits	0.00
TOTAL ACCOUNTS RECEIVABLES	-22,438.12

RESERVES & PREPAIDS

Reserve - Insurance	7,124.05
Reserve - Improvements	0.00
Prepaid Maint. Contract	1,465.23
Prepaid - Leasing Comm.	0.00
Prepaid - Leasing Comm.	0.00
Prepaid Mortgage Interest	0.00
Prepaid Taxes	0.00
TOTAL RESERVES & PREPAIDS	8,589.28
TOTAL CURRENT ASSETS	49,713.97

Balance Sheet

Period = Jul 2020

Book = Accrual

Current Balance**FIXED ASSETS**

Land - Hammondale	0.00
Land	1,600,000.00
Land - 501	0.00
Land - PI 20 LLC	0.00
Land - 200 Gate 5	0.00
Land - Duffy	0.00
Land - 49 Ignacio	0.00
Land - 350 Ignacio Suite 200	0.00
Land - PI 21 LLC	0.00
Land 30 Clay Court	0.00
Land - 690 DeLong	0.00
Building	5,120,000.00
Fixtures & Appliances	0.00
Improvements	0.00
Additional basis	0.00
Accum Depreciation	-516,945.47
Building - 501	0.00
Accum Depreciation Building - 501	0.00
Building - PI 20	0.00
A/D Building PI 20	0.00
Building - 200 Gate 5	0.00
Open	0.00
Accum Depreciation Gate 5	0.00
Buidling Duffy Place	0.00
Accum Depreciation Duffy Place	0.00
Building 49 Ignacio	0.00
Accum Depreciation 49 Ignacio	0.00
Building - Hammondale	0.00
Accum Depr Hammondale	0.00
350 Ignacio #200	0.00
A/D 350 Ignacio #200	0.00
350 Ignacio #101	0.00
A/D 350 Ignacio #101	0.00
Building - 30 Clay Ct.	0.00
A/D 30 Clay Ct.	0.00
Building 690 DeLong	0.00
A/D Building 690 DeLong	0.00
350 Ignacio #103	0.00
A/D 350 Ingacio #103	0.00
350 Ignacio #201	0.00
350 Ignacio # 203	0.00
A/D 350 Ignacio #203	0.00
350 Ignacio #100	0.00
A/D Ignacio #100	0.00
350 Ignacio #300	0.00
A/D 350 Ignacio #300	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Furniture and Fixtures	1,913.18
A/D Furn. & Fixt.	0.00
Furniture & Fixt Hamm	0.00
Furniture & Fixt Gate	0.00
A/D Furn./Fixt. Hamm	0.00
A/D Furn./Fixt. Gate	0.00
Computers	0.00
A/D Computers	0.00
A/V Equipment	0.00
Vehicles	0.00
A/D Vehicles	0.00
Tenant Imp. 350 Ignacio	0.00
A/D Tenant Imp.	0.00
Acum. Gain (Loss) Gate	0.00
Accum. Gain (Loss) Hamm	0.00
Accum. Gain (Loss) 501	0.00
Accum Gain Loss - 461	0.00
Accum Depreciation Fixed Assets	0.00
NET FIXED ASSETS	6,204,967.71
 ACQUISITION ASSETS	
Closing Costs	13,185.00
A/A Closing Costs	-1,114.04
Syndication Costs	0.00
Loan Fees	61,044.00
Accum Amort Loan Fees	-19,405.30
Personal Property	1,280,000.00
Accum Depreciation Personal Property	-433,678.17
Organization Costs	14,823.46
Accum Amort Organization Costs	-6,701.49
NET ACQUISITION ASSETS	908,153.46
 CAPITALIZED IMPROVEMENTS	
Improvements Prior 2000	0.00
2001 Bathroom Improvements	0.00
2001 Kitchen Improvements	0.00
2001 Floor Improvements	0.00
2001 Window Improvements	0.00
2001 Building Improvements	0.00
2001 Roof Improvements	0.00
2001 Other Improvements	0.00
2002 Bathroom Improvements	0.00
2002 Kitchen Improvements	0.00
2002 Floor Improvements	0.00
2002 Window Improvements	0.00
2002 Building Improvements	0.00
2002 Roof Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2002 Other Improvements	0.00
2002 Improvement Salaries	0.00
2003 Bathroom Improvements	0.00
2003 Kitchen Improvements	0.00
2003 Floor Improvements	0.00
2003 Window Improvements	0.00
461-2003 Windows Improvements	0.00
501-2003 Window Improvement	0.00
2003 Building Improvements	0.00
461-2003 Building Improvements	0.00
501-2003 Building Improvements	0.00
2003 Roof Improvements	0.00
2003 Other Improvements	0.00
461-2003 Other Improvements	0.00
501-2003 Other Improvements	0.00
2004 Bathroom Improvements	0.00
2004 Kitchen Improvements	0.00
2004 Floor Improvements	0.00
461-2004 Floor Improvements	0.00
501-2004 Floor Improvements	0.00
2004 Window Improvements	0.00
461-2004 Window Improvements	0.00
501-2004 Window Improvements	0.00
2004 Building Improvements	0.00
2004 Roof Improvements	0.00
2004 Other Improvements	0.00
461-2004 Other Improvements	0.00
501-2004 Other Improvements	0.00
2005 Bathroom Improvements	0.00
2005 Kitchen Improvements	0.00
461-2005 Kitchen Improvements	0.00
501-2005 Kitchen Improvements	0.00
2005 Floor Improvements	0.00
461-2005 Floor Improvements	0.00
501-2005 Floor Improvements	0.00
2005 Window Improvements	0.00
2005 Building Improvements	0.00
2005 Roof Improvements	0.00
2005 Other Improvements	0.00
461-2005 Other Improvements	0.00
501-2005 Other Improvements	0.00
2005 Improvement Salaries	0.00
2006 Bathroom Improvements	0.00
2006 Kitchen Improvements	0.00
461-2006 Kitchen Improvements	0.00
501-2006 Kitchen Improvements	0.00
2006 Floor Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
461-2006 Floor Improvements	0.00
501-2006 Floor Improvements	0.00
2006 Window Improvements	0.00
2006 Building Improvements	0.00
461-2006 Building Improvements	0.00
501-2006 Building Improvements	0.00
2006 Roof Improvements	0.00
2006 Other Improvements	0.00
2007 Bathroom Improvements	0.00
461-2007 Bathroom Improvements	0.00
501-2007 Bathroom Improvements	0.00
2007 Kitchen Improvements	0.00
2007 Floor Improvements	0.00
461-2007 Floor Improvements	0.00
501-2007 Floor Improvements	0.00
2007 Window Improvements	0.00
2007 Building Improvements	0.00
461-2007 Building Improvements	0.00
501-2007 Building Improvements	0.00
2007 Roof Improvements	0.00
2007 Other Improvements	0.00
461-2007 Other Improvements	0.00
501-2007 Other Improvements	0.00
2008 Bathroom Improvements	0.00
461-2008 Bathrooms Improvements	0.00
501-2008 Bathroom Improvements	0.00
2008 Kitchen Improvements	0.00
461-2008 Kitchen Improvements	0.00
501-2008 Kitchen Improvements	0.00
2008 Floor Improvements	0.00
461-2008 Floor Improvements	0.00
501-2008 Floor Improvements	0.00
2008 Window Improvements	0.00
2008 Building Improvements	0.00
2008 Roof Improvements	0.00
2008 Other Improvements	0.00
461-2008 Other Improvements	0.00
501-2008 Other Improvements	0.00
2009 Bathroom Improvements	0.00
2009 Kitchen Improvements	0.00
2009 Floor Improvements	0.00
2009 Window Improvements	0.00
2009 Building Improvements	0.00
2009 Roof Improvements	0.00
2009 Other Improvements	0.00
461-2009 Other Improvements	0.00
501-2009 Other Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2010 Other Improvements	0.00
2011 Other Improvements	0.00
2012 Other Improvements	0.00
2013 Other Improvements	0.00
2013-Roof Improvement	0.00
2014 Other Improvements	0.00
2014 T/O Misc. Expense	0.00
2014 T/O Materials	0.00
2014 T/O Outside Vendor	0.00
2014 - Roof	0.00
2015 Other Improvements	0.00
T/O Misc. Exp.	0.00
2015 T/O Materiales	0.00
T/O Outside Vendor	0.00
2016 Other Improvements	0.00
2016 T/O Misc. Exp.	0.00
2016 T/O Materials	0.00
2016 T/O outside vendors	0.00
2016 Hills Assessments	0.00
2017 Other Improvements	201,710.33
2017 T/O Misc. Exp.	0.00
2017 T/O Materials	0.00
2017 T/O Outside Vendor	0.00
2017 Hills Assessments	0.00
2018 Other Improvements	194,266.81
2018 T/O Misc. Exp.	0.00
2018 T/O Materials	0.00
2018 T/O Outside Vendor	2,135.00
2018 Hills Assessments	0.00
2019 Other Improvements	45,602.77
2019 T/O Misc. Exp.	0.00
2019 T/O Materials	845.65
2019 T/O Outside Vendor	21,215.00
2019 Hills Assessments	0.00
2020 Other Improvements	17,098.00
2020 T/O Misc. Exp.	0.00
2020 T/O Materials	0.00
2020 T/O Outside Vendor	685.50
2020 Hills Assessments	0.00
TOTAL CAPITAL IMPROVEMENTS	483,559.06
Accum Deprec - Capital Improvements	122,176.76
NET CAPITALIZED IMPROVEMENTS	361,382.30
 OTHER ASSETS	
Security Deposits	0.00
Investment - LLC 21	0.00
Investment - LLC 24	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Investment - LLC 27	0.00
Investment - LLC 28	0.00
Investment - LLC 29	0.00
Investment - LLC 25	0.00
Investment - LLC 26	0.00
Investment - LLC 31	0.00
Investment - LLC 34	0.00
Investment - LLC 35	0.00
Investment - LLC 36	0.00
Investment LLC 37	0.00
Investment LLC 38	0.00
Investment - LLC 39	0.00
Investment - LLC 40	0.00
Investment - LLC 41	0.00
Investment - LLC 42	0.00
Investment - LLC 43	0.00
	0.00
investment - LLC 45	0.00
<i>Investment in 48</i>	<i>0.00</i>
BofA Teller Rental	0.00
Investment - 16914	0.00
Investment - Rafael Gardens	0.00
Investment - 1129 3rd Street	0.00
LP Units	0.00
Investment - US Performing Arts	0.00
Investment - Marin CoWork	0.00
Limited Liability Companies	0.00
LONG TERM RECEIVABLES	
PISF I	0.00
Duffy Due to/from	0.00
PISF III	0.00
PISF IV	0.00
PISF VI	0.00
PISF VII	0.00
PISF IX	0.00
PISF XI	0.00
PISF XII	0.00
PISF XIII	0.00
PISF XIV	0.00
PISF XV	0.00
PISF XVI	0.00
PISF XVII	0.00
PISF XVIII	0.00
461 Due To/From	0.00
501 Due/To From	0.00
Hammondale Due To/From	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
21 Due/to From	0.00
In process Lease litigation	0.00
LLC 20	0.00
LLC 21	0.00
LLC 22	0.00
LLC 23	0.00
LLC 24	0.00
LLC 25	0.00
LLC 26	0.00
LLC 27	0.00
LLC 28	0.00
LLC 29	0.00
LLC 30	0.00
LLC 30	0.00
LLC 31	0.00
LLC 32	0.00
LLC 33	0.00
LLC 34	0.00
LLC 35	0.00
LLC 36	0.00
LLC 37	0.00
LLC 38	0.00
LLC 39	0.00
LLC 40	0.00
LLC 41	0.00
LLC 42	0.00
LLC 43	0.00
LLC 44	0.00
LLC 45	0.00
LLC 46	0.00
LLC 47	0.00
LLC 48	0.00
Due to/from LLC 49	0.00
PI LLC 50	0.00
PI 51 LLC	0.00
Due to/from Gate 5	0.00
PV 1 Due to/from	0.00
885 Due to/from	0.00
107 Due to/from	0.00
481 Due to/from	0.00
515 Due to/from	0.00
300 Due to/From PISF	0.00
Paul Drive Due to/from	0.00
353 BMK due to/from	0.00
49 Ignacio due to/from	0.00
Due To/From GP	-42,220.00
Due To/From 16914	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Due To/From PISF, Inc.	0.00
Due To/From PIM	0.00
Note Receivable	0.00
7200 Redwood Due to/From	0.00
355 Due to / from	0.00
Due to/from 350 Ignacio Assoc.	0.00
1222 Due to/from	0.00
419 Prospect due to/from	0.00
TOTAL LONG TERM RECEIVABLES	-42,220.00
TOTAL ASSETS	7,481,997.44
LIABILITIES & EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	1,632.04
Deferred Revenue	0.00
Unearned Rent	12,879.69
FTB Taxes Payable	0.00
PPP Loan	0.00
Property Tax Payable	7,759.04
Insurance Payable	0.00
Accrued Expenses	0.00
TOTAL CURRENT LIABILITIES	22,270.77
LONG TERM LIABILITIES	
Notes Payable	0.00
Notes Payable LLC 48	0.00
Deed of Trust Payable	0.00
Accrued Interest	0.00
Security Deposits Liability	35,200.35
Security Deposit Clearing	0.00
Pet Deposit Payable	0.00
Unearned Income	0.00
Mortgage Payable	4,784,977.28
1st Mortgage 461	0.00
2nd Mortgage 461	0.00
1st Mortgage 501	0.00
1st Deed 350, Suite 201	0.00
2nd Deed 350, Suite 201	0.00
1st Deed 350, Suite 200	0.00
First Mortgage 350 Suite 203	0.00
1st Deed 350 Suites 101, 103	0.00
Other Liabilities	0.00
Accum K-1 Losses	0.00
1st Mortgage Gate 5	0.00
2nd Deed Gate 5	0.00
1st Mortgage Duffy Place	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2nd Deed Duffy Place	0.00
1st Mortgage 49 Ignacio	0.00
2nd Deed 49 Ignacio	0.00
TOTAL LONG TERM LIABILITIES	4,820,177.63
TOTAL LIABILITIES	4,842,448.40
 EQUITY	
Common Stock	0.00
Capital Contributions	4,000,000.00
Capital Receivable	0.00
Less: Repurchased Units	0.00
TIC Ownership	0.00
L.P. Distributions	0.00
G.P. Distributions	0.00
Premium on Repurch Units	0.00
Previous Period Adjmts	0.00
Member Distribution	-911,118.75
Dist. 38 to 20	0.00
Dist. 38 to 21	0.00
Dist. 37 to 22	0.00
Inter Co. PFI - PV1	0.00
Inter Co PFI - Gate 5	0.00
Inter Co PFI - Duffy	0.00
Inter Co PFI - Hamm	0.00
Inter Co PFI - 107	0.00
Inter Co PFI - 461	0.00
Inter Co PFI - 501	0.00
Inter Co PFI - 49	0.00
Inter Co PFI - 885	0.00
Inter Co. PFI - 515	0.00
Inter-Co PFI - 355	0.00
InterCo PFI - 7200	0.00
InterCo PFI-117	0.00
InterCo PFI - 7 Merry	0.00
InterCo PFI - 16914	0.00
InterCo PFI - Paul	0.00
InterCo PFI - 353	0.00
InterCo PFI - 1506	0.00
InterCo PFI - 1222	0.00
InterCo PFI - 419	0.00
Inter Co PFI - 19 Merrydale	0.00
Inter Co PFI - 1129	0.00
Inter Co PFI - 1315	0.00
Inter-Co. PFI - 1732	0.00
Inter-Co PFI-390	0.00
Inter Co PFI-santaland	0.00
Retained Earnings	-237,031.95

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Retained Earnings - Owned Properties	0.00
K1-Losses	0.00
Net Income (Loss) Current	-212,300.26
Appliance Depreciation	0.00
TOTAL EQUITY	2,639,549.04
TOTAL LIABILITIES & EQUITY	7,481,997.44
Total of All	0.00

Exhibit A-2: Statement of Income (*Loss*) for Professional Investors 35, LLC for period ending 9/2/2020

[Provide a statement of income (*loss*) for the following periods:

(i) For the initial report:

- a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and
- b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	830,413.66	94.65	830,413.66	94.65
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	30,928.88	3.53	30,928.88	3.53
Prior Year Recovery Income	15,993.10	1.82	15,993.10	1.82
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	877,335.64	100.00	877,335.64	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	39,334.20	4.48	39,334.20	4.48
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	2,350.93	0.27	2,350.93	0.27
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	16,398.63	1.87	16,398.63	1.87

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	58,083.76	6.62	58,083.76	6.62
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	0.00	0.00	0.00	0.00
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	1,052.60	0.12	1,052.60	0.12
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	408.06	0.05	408.06	0.05
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	615.80	0.07	615.80	0.07
Security Patrol	3,956.00	0.45	3,956.00	0.45
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	6,032.46	0.69	6,032.46	0.69
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	49,911.48	5.69	49,911.48	5.69
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	200.00	0.02	200.00	0.02

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	1,920.00	0.22	1,920.00	0.22
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	200.00	0.02	200.00	0.02
Education	0.00	0.00	0.00	0.00
Security Costs	1,174.14	0.13	1,174.14	0.13
TOTAL MANAGEMENT E...	53,405.62	6.09	53,405.62	6.09
UTILITIES EXPENSE				
Gas & Electricity	110,098.37	12.55	110,098.37	12.55
Utilities Credits or rebates	493.92	0.06	493.92	0.06
Sewer	0.00	0.00	0.00	0.00
Water	10,042.41	1.14	10,042.41	1.14
Garbage & Trash Removal	5,075.29	0.58	5,075.29	0.58
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	193.45	0.02	193.45	0.02
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	125,903.44	14.35	125,903.44	14.35
REPAIRS & MAINTENANCE				
R&M Unit	0.00	0.00	0.00	0.00
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	480.00	0.05	480.00	0.05
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	0.00	0.00	0.00	0.00
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	5,415.01	0.62	5,415.01	0.62
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	150.00	0.02	150.00	0.02
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	4,378.73	0.50	4,378.73	0.50
R&M - Electrical Supplies	975.99	0.11	975.99	0.11
R&M - Landscaping Supplies	49.97	0.01	49.97	0.01
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	4,956.62	0.56	4,956.62	0.56
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	1,627.30	0.19	1,627.30	0.19
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	18,033.62	2.06	18,033.62	2.06

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	1,220.39	0.14	1,220.39	0.14
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	6,677.97	0.76	6,677.97	0.76
Contract - Electrical & Lighting	4,240.00	0.48	4,240.00	0.48
Contract - HVAC Maint.	19,708.00	2.25	19,708.00	2.25
Contract R&M	14,120.33	1.61	14,120.33	1.61
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	40,675.00	4.64	40,675.00	4.64
Contract - Painting	280.00	0.03	280.00	0.03
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	12,480.16	1.42	12,480.16	1.42
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	5,701.01	0.65	5,701.01	0.65
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	105,102.86	11.98	105,102.86	11.98
TAXES				
Real Estate Taxes	124,212.60	14.16	124,212.60	14.16
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	124,212.60	14.16	124,212.60	14.16
INSURANCE EXPENSE				
Package Insurance	4,692.66	0.53	4,692.66	0.53
Earthquake Insurance	10,383.95	1.18	10,383.95	1.18
Umbrella Insurance	1,715.04	0.20	1,715.04	0.20
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	16,791.65	1.91	16,791.65	1.91
TOTAL OPERATING EXPENSES	507,566.01	57.85	507,566.01	57.85
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	-684.37	-0.08	-684.37	-0.08
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	-180.00	-0.02	-180.00	-0.02
Miscellaneous Income	-6,999.96	-0.80	-6,999.96	-0.80
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-7,864.33	-0.90	-7,864.33	-0.90
NET OPERATING INCOME	377,633.96	43.04	377,633.96	43.04
DEBT SERVICE EXPENSE				
Mortgage Interest	220,800.00	25.17	220,800.00	25.17
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	220,800.00	25.17	220,800.00	25.17
NET INC.BEFORE DEP.& TAX	156,833.96	17.88	156,833.96	17.88
DEPREC. & AMORT. EXPENSES				
Building Depreciation	164,102.52	18.70	164,102.52	18.70
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	106,567.04	12.15	106,567.04	12.15
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	3,234.24	0.37	3,234.24	0.37
Closing Cost Amortization	439.56	0.05	439.56	0.05
Loan Fee Amortization	6,612.36	0.75	6,612.36	0.75

Income Statement

Period = Jan 2019-Dec 2019

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	Period to Date	%	Year to Date	%
Org. Cost Amortization	2,189.16	0.25	2,189.16	0.25
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	283,144.88	32.27	283,144.88	32.27
NET INC.(LOSS) BEF.TAXES	-126,310.92	-14.40	-126,310.92	-14.40
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	6,335.14	0.72	6,335.14	0.72
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	6,335.14	0.72	6,335.14	0.72
NET INCOME (LOSS)BK	-132,646.06	-15.12	-132,646.06	-15.12
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	493,246.21	95.42	493,246.21	95.42
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	21,036.33	4.07	21,036.33	4.07
Prior Year Recovery Income	2,631.36	0.51	2,631.36	0.51
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	516,913.90	100.00	516,913.90	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	15,446.20	2.99	15,446.20	2.99
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	1,013.19	0.20	1,013.19	0.20
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	32,035.83	6.20	32,035.83	6.20

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	48,495.22	9.38	48,495.22	9.38
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	710.86	0.14	710.86	0.14
Legal	247.50	0.05	247.50	0.05
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	233.00	0.05	233.00	0.05
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	7.46	0.00	7.46	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	944.73	0.18	944.73	0.18
Security Patrol	1,723.00	0.33	1,723.00	0.33
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	3,866.55	0.75	3,866.55	0.75
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	29,577.83	5.72	29,577.83	5.72
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	169.72	0.03	169.72	0.03

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	1,120.00	0.22	1,120.00	0.22
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	30,867.55	5.97	30,867.55	5.97
UTILITIES EXPENSE				
Gas & Electricity	59,247.36	11.46	59,247.36	11.46
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	4,171.61	0.81	4,171.61	0.81
Garbage & Trash Removal	3,528.59	0.68	3,528.59	0.68
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	627.82	0.12	627.82	0.12
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	67,575.38	13.07	67,575.38	13.07
REPAIRS & MAINTENANCE				
R&M Unit	1,533.72	0.30	1,533.72	0.30
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	5,604.99	1.08	5,604.99	1.08
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	1,432.50	0.28	1,432.50	0.28
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	864.00	0.17	864.00	0.17
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	8,220.00	1.59	8,220.00	1.59
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	2,227.28	0.43	2,227.28	0.43
R&M - Windows	570.00	0.11	570.00	0.11
R&M - HVAC	5,099.00	0.99	5,099.00	0.99
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	2,704.59	0.52	2,704.59	0.52
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	575.00	0.11	575.00	0.11
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	1,911.99	0.37	1,911.99	0.37
R&M - Electrical Supplies	20.03	0.00	20.03	0.00
R&M - Landscaping Supplies	425.00	0.08	425.00	0.08
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	2,399.51	0.46	2,399.51	0.46
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	1,749.68	0.34	1,749.68	0.34
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	17.39	0.00	17.39	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	520.68	0.10	520.68	0.10
Locks & Keys	725.83	0.14	725.83	0.14
R&M - Painting Supplies	15.63	0.00	15.63	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	51.07	0.01	51.07	0.01
R&M - HVAC Supplies	276.75	0.05	276.75	0.05
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	36,944.64	7.15	36,944.64	7.15

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	881.06	0.17	881.06	0.17
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	3,040.00	0.59	3,040.00	0.59
Contract R&M	0.00	0.00	0.00	0.00
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	19,858.00	3.84	19,858.00	3.84
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	250.00	0.05	250.00	0.05
Contract - Landscaping	3,747.50	0.72	3,747.50	0.72
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	2,051.28	0.40	2,051.28	0.40
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	817.00	0.16	817.00	0.16
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	30,644.84	5.93	30,644.84	5.93
TAXES				
Real Estate Taxes	54,502.06	10.54	54,502.06	10.54
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	54,502.06	10.54	54,502.06	10.54
INSURANCE EXPENSE				
Package Insurance	2,820.44	0.55	2,820.44	0.55
Earthquake Insurance	6,652.94	1.29	6,652.94	1.29
Umbrella Insurance	1,000.44	0.19	1,000.44	0.19
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	10,473.82	2.03	10,473.82	2.03
TOTAL OPERATING EXPENSES	283,370.06	54.82	283,370.06	54.82
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	0.00	0.00	0.00	0.00
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	-4,083.31	-0.79	-4,083.31	-0.79
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-4,083.31	-0.79	-4,083.31	-0.79
NET OPERATING INCOME	237,627.15	45.97	237,627.15	45.97
DEBT SERVICE EXPENSE				
Mortgage Interest	128,771.26	24.91	128,771.26	24.91
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	128,771.26	24.91	128,771.26	24.91
NET INC.BEFORE DEP.& TAX	108,855.89	21.06	108,855.89	21.06
DEPREC. & AMORT. EXPENSES				
Building Depreciation	92,857.03	17.96	92,857.03	17.96
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	199,111.09	38.52	199,111.09	38.52
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	20,695.64	4.00	20,695.64	4.00
Closing Cost Amortization	1,004.15	0.19	1,004.15	0.19
Loan Fee Amortization	3,878.56	0.75	3,878.56	0.75

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	738.36	0.14	738.36	0.14
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	318,284.83	61.57	318,284.83	61.57
NET INC.(LOSS) BEF.TAXES	-209,428.94	-40.52	-209,428.94	-40.52
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	2,871.32	0.56	2,871.32	0.56
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	2,871.32	0.56	2,871.32	0.56
NET INCOME (LOSS)BK	-212,300.26	-41.07	-212,300.26	-41.07
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Exhibit A-3: Statement of Cash Flows for **Professional Investors 35, LLC** for period ending **9/2/2020**

[Provide a statement of changes in cash position for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.



Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	830,413.66	94.65	830,413.66	94.65
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	30,928.88	3.53	30,928.88	3.53
Prior Year Recovery Income	15,993.10	1.82	15,993.10	1.82
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	877,335.64	100.00	877,335.64	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	39,334.20	4.48	39,334.20	4.48
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	2,350.93	0.27	2,350.93	0.27
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	16,398.63	1.87	16,398.63	1.87

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	58,083.76	6.62	58,083.76	6.62
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	0.00	0.00	0.00	0.00
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	1,052.60	0.12	1,052.60	0.12
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	408.06	0.05	408.06	0.05
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	615.80	0.07	615.80	0.07
Security Patrol	3,956.00	0.45	3,956.00	0.45
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	6,032.46	0.69	6,032.46	0.69
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	49,911.48	5.69	49,911.48	5.69
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	200.00	0.02	200.00	0.02

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	1,920.00	0.22	1,920.00	0.22
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	200.00	0.02	200.00	0.02
Education	0.00	0.00	0.00	0.00
Security Costs	1,174.14	0.13	1,174.14	0.13
TOTAL MANAGEMENT E...	53,405.62	6.09	53,405.62	6.09
UTILITIES EXPENSE				
Gas & Electricity	110,098.37	12.55	110,098.37	12.55
Utilities Credits or rebates	493.92	0.06	493.92	0.06
Sewer	0.00	0.00	0.00	0.00
Water	10,042.41	1.14	10,042.41	1.14
Garbage & Trash Removal	5,075.29	0.58	5,075.29	0.58
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	193.45	0.02	193.45	0.02
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	125,903.44	14.35	125,903.44	14.35
REPAIRS & MAINTENANCE				
R&M Unit	0.00	0.00	0.00	0.00
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	480.00	0.05	480.00	0.05
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	0.00	0.00	0.00	0.00
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

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	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	5,415.01	0.62	5,415.01	0.62
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	150.00	0.02	150.00	0.02
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	4,378.73	0.50	4,378.73	0.50
R&M - Electrical Supplies	975.99	0.11	975.99	0.11
R&M - Landscaping Supplies	49.97	0.01	49.97	0.01
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	4,956.62	0.56	4,956.62	0.56
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Cash Flow Statement

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	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	1,627.30	0.19	1,627.30	0.19
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	18,033.62	2.06	18,033.62	2.06

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	1,220.39	0.14	1,220.39	0.14
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

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	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	6,677.97	0.76	6,677.97	0.76
Contract - Electrical & Lighting	4,240.00	0.48	4,240.00	0.48
Contract - HVAC Maint.	19,708.00	2.25	19,708.00	2.25
Contract R&M	14,120.33	1.61	14,120.33	1.61
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	40,675.00	4.64	40,675.00	4.64
Contract - Painting	280.00	0.03	280.00	0.03
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	12,480.16	1.42	12,480.16	1.42
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	5,701.01	0.65	5,701.01	0.65
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	105,102.86	11.98	105,102.86	11.98
TAXES				
Real Estate Taxes	124,212.60	14.16	124,212.60	14.16
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	124,212.60	14.16	124,212.60	14.16
INSURANCE EXPENSE				
Package Insurance	4,692.66	0.53	4,692.66	0.53
Earthquake Insurance	10,383.95	1.18	10,383.95	1.18
Umbrella Insurance	1,715.04	0.20	1,715.04	0.20
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

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	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	16,791.65	1.91	16,791.65	1.91
TOTAL OPERATING EXPENSES	507,566.01	57.85	507,566.01	57.85
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	-684.37	-0.08	-684.37	-0.08
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	-180.00	-0.02	-180.00	-0.02
Miscellaneous Income	-6,999.96	-0.80	-6,999.96	-0.80
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-7,864.33	-0.90	-7,864.33	-0.90
NET OPERATING INCOME	377,633.96	43.04	377,633.96	43.04
DEBT SERVICE EXPENSE				
Mortgage Interest	220,800.00	25.17	220,800.00	25.17
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	220,800.00	25.17	220,800.00	25.17
NET INC.BEFORE DEP.& TAX	156,833.96	17.88	156,833.96	17.88
DEPREC. & AMORT. EXPENSES				
Building Depreciation	164,102.52	18.70	164,102.52	18.70
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	106,567.04	12.15	106,567.04	12.15
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	3,234.24	0.37	3,234.24	0.37
Closing Cost Amortization	439.56	0.05	439.56	0.05
Loan Fee Amortization	6,612.36	0.75	6,612.36	0.75

Cash Flow Statement

Period = Jan 2019-Dec 2019

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	Period to Date	%	Year to Date	%
Org. Cost Amortization	2,189.16	0.25	2,189.16	0.25
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	283,144.88	32.27	283,144.88	32.27
NET INC.(LOSS) BEF.TAXES	-126,310.92	-14.40	-126,310.92	-14.40
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	6,335.14	0.72	6,335.14	0.72
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	6,335.14	0.72	6,335.14	0.72
NET INCOME (LOSS)BK	-132,646.06	-15.12	-132,646.06	-15.12
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00
Adjustments				
Outside Management Income	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0.00
Period to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	13,448.51	20,390.51	6,942.00	
1015 -Reserve Account	2,000.00	2,000.00	0.00	
Total Cash	15,448.51	22,390.51	6,942.00	
Year to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	13,448.51	20,390.51	6,942.00	
1015 -Reserve Account	2,000.00	2,000.00	0.00	
Total Cash	15,448.51	22,390.51	6,942.00	

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	493,246.21	95.42	493,246.21	95.42
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	21,036.33	4.07	21,036.33	4.07
Prior Year Recovery Income	2,631.36	0.51	2,631.36	0.51
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	516,913.90	100.00	516,913.90	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	15,446.20	2.99	15,446.20	2.99
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	1,013.19	0.20	1,013.19	0.20
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	32,035.83	6.20	32,035.83	6.20

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	48,495.22	9.38	48,495.22	9.38
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	710.86	0.14	710.86	0.14
Legal	247.50	0.05	247.50	0.05
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	233.00	0.05	233.00	0.05
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	7.46	0.00	7.46	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	944.73	0.18	944.73	0.18
Security Patrol	1,723.00	0.33	1,723.00	0.33
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	3,866.55	0.75	3,866.55	0.75
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	29,577.83	5.72	29,577.83	5.72
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	169.72	0.03	169.72	0.03

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	1,120.00	0.22	1,120.00	0.22
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	30,867.55	5.97	30,867.55	5.97
UTILITIES EXPENSE				
Gas & Electricity	59,247.36	11.46	59,247.36	11.46
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	4,171.61	0.81	4,171.61	0.81
Garbage & Trash Removal	3,528.59	0.68	3,528.59	0.68
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	627.82	0.12	627.82	0.12
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	67,575.38	13.07	67,575.38	13.07
REPAIRS & MAINTENANCE				
R&M Unit	1,533.72	0.30	1,533.72	0.30
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	5,604.99	1.08	5,604.99	1.08
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	1,432.50	0.28	1,432.50	0.28
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	864.00	0.17	864.00	0.17
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	8,220.00	1.59	8,220.00	1.59
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	2,227.28	0.43	2,227.28	0.43
R&M - Windows	570.00	0.11	570.00	0.11
R&M - HVAC	5,099.00	0.99	5,099.00	0.99
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	2,704.59	0.52	2,704.59	0.52
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	575.00	0.11	575.00	0.11
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	1,911.99	0.37	1,911.99	0.37
R&M - Electrical Supplies	20.03	0.00	20.03	0.00
R&M - Landscaping Supplies	425.00	0.08	425.00	0.08
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	2,399.51	0.46	2,399.51	0.46
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	1,749.68	0.34	1,749.68	0.34
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	17.39	0.00	17.39	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	520.68	0.10	520.68	0.10
Locks & Keys	725.83	0.14	725.83	0.14
R&M - Painting Supplies	15.63	0.00	15.63	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	51.07	0.01	51.07	0.01
R&M - HVAC Supplies	276.75	0.05	276.75	0.05
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	36,944.64	7.15	36,944.64	7.15

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	881.06	0.17	881.06	0.17
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	3,040.00	0.59	3,040.00	0.59
Contract R&M	0.00	0.00	0.00	0.00
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	19,858.00	3.84	19,858.00	3.84
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	250.00	0.05	250.00	0.05
Contract - Landscaping	3,747.50	0.72	3,747.50	0.72
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	2,051.28	0.40	2,051.28	0.40
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	817.00	0.16	817.00	0.16
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	30,644.84	5.93	30,644.84	5.93
TAXES				
Real Estate Taxes	54,502.06	10.54	54,502.06	10.54
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	54,502.06	10.54	54,502.06	10.54
INSURANCE EXPENSE				
Package Insurance	2,820.44	0.55	2,820.44	0.55
Earthquake Insurance	6,652.94	1.29	6,652.94	1.29
Umbrella Insurance	1,000.44	0.19	1,000.44	0.19
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	10,473.82	2.03	10,473.82	2.03
TOTAL OPERATING EXPENSES	283,370.06	54.82	283,370.06	54.82
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	0.00	0.00	0.00	0.00
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	-4,083.31	-0.79	-4,083.31	-0.79
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-4,083.31	-0.79	-4,083.31	-0.79
NET OPERATING INCOME	237,627.15	45.97	237,627.15	45.97
DEBT SERVICE EXPENSE				
Mortgage Interest	128,771.26	24.91	128,771.26	24.91
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	128,771.26	24.91	128,771.26	24.91
NET INC.BEFORE DEP.& TAX	108,855.89	21.06	108,855.89	21.06
DEPREC. & AMORT. EXPENSES				
Building Depreciation	92,857.03	17.96	92,857.03	17.96
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	199,111.09	38.52	199,111.09	38.52
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	20,695.64	4.00	20,695.64	4.00
Closing Cost Amortization	1,004.15	0.19	1,004.15	0.19
Loan Fee Amortization	3,878.56	0.75	3,878.56	0.75

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	738.36	0.14	738.36	0.14
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	318,284.83	61.57	318,284.83	61.57
NET INC.(LOSS) BEF.TAXES	-209,428.94	-40.52	-209,428.94	-40.52
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	2,871.32	0.56	2,871.32	0.56
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	2,871.32	0.56	2,871.32	0.56
NET INCOME (LOSS)BK	-212,300.26	-41.07	-212,300.26	-41.07
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00
Adjustments				
Outside Management Income	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0.00
Period to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	20,390.51	62,562.81	42,172.30	
1015 -Reserve Account	2,000.00	1,000.00	-1,000.00	
Total Cash	22,390.51	63,562.81	41,172.30	
Year to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	20,390.51	62,562.81	42,172.30	
1015 -Reserve Account	2,000.00	1,000.00	-1,000.00	
Total Cash	22,390.51	63,562.81	41,172.30	

Exhibit A-4: Statement of Changes in Shareholders'/Partners' Equity (*Deficit*) for Professional Investors 35, LLC for period ending 9/2/2020

[Provide a statement of changes in shareholders'/partners equity (*deficit*) for the following periods:

(i) For the initial report:

a.the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b.the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The Debtor's professionals are in the process of conducting a forensic review of the Debtor's and controlled entities' records necessary to determine changes in the shareholders'/partners' equity ownership for the controlled entities. The Debtor will submit an updated report to the Court once this information is available.

Exhibit B: Description of Operations for Professional Investors 35, LLC

[Describe the nature and extent of the Debtor's interest in the Controlled Non-Debtor Entity.

Describe the business conducted and intended to be conducted by the Controlled Non-Debtor Entity, focusing on the entity's dominant business segments.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

The Controlled Non-Debtor Entity owns a residential property which is operated by PFI. The units are leased as residences to tenants.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit C: Description of Intercompany Claims

[List and describe the Controlled Non-Debtor Entity's claims against any other Controlled Non-Debtor Entity, together with the basis for such claims and whether each claim is contingent, unliquidated or disputed.]

Describe the source of this information.]

The source of this information is derived for the companies' Accounting System.

The companies' books show no intercompany claim.

Exhibit D: Allocation of Tax Liabilities and Assets

[Describe how income, losses, tax payments, tax refunds, or other tax attributes relating to federal, state, or local taxes have been allocated between or among the Controlled Non-Debtor Entity and one or more other Controlled Non-Debtor Entities.

Include a copy of each tax sharing or tax allocation agreement to which the entity is a party with any other Controlled Non-Debtor Entity.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System and conversations with the remaining employees of the company.

Tax liabilities are not allocated among or between any other Controlled Non-Debtor Entity.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit E: Description of Controlled Non-Debtor Entity's payments of Administrative Expenses, or Professional Fees otherwise payable by a Debtor

[Describe any payment made, or obligations incurred (or claims purchased), by the Controlled Non-Debtor Entity in connection with any claims, administrative expenses, or professional fees that have been or could be asserted against any Debtor.


Describe the source of this information.]

Based on a review of the Non-Debtor Entity's Accounting System records and conversations with current employees, the Debtor is not aware of any payments made or obligations incurred by the Controlled Non-Debtor Entity that would otherwise be payable by Debtor.



Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

 Exhibit A: Financial Statements for Professional Financial Investors, Inc. 36, LLC

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit A-1: Balance Sheet for Professional Financial Investors, Inc. 36, LLC as of 9/5/2020

[Provide a balance sheet dated as of the end of the most recent 3-month period of the current fiscal year and as of the end of the preceding fiscal year.]

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.



Balance Sheet

Period = Dec 2019

Book = Accrual ; Tree = ysi_bs

		Current Balance
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1002-00-000	CASH	
1010-00-000	1010 - Checking	8,522.73
1015-00-000	1015 -Reserve Account	188.96
1055-00-000	Escrow Account	450,000.00
1090-00-000	Petty Cash	300.00
1099-00-000	TOTAL CASH	459,011.69
1180-00-000	ACCOUNTS RECEIVABLES	
1181-00-000	A/R Rent Due	-78.33
1189-00-000	TOTAL ACCOUNTS RECEIVABLES	-78.33
1200-00-000	RESERVES & PREPAIDS	
1205-00-000	Reserve - Insurance	4,874.73
1298-00-000	TOTAL RESERVES & PREPAIDS	4,874.73
1299-00-000	TOTAL CURRENT ASSETS	463,808.09
1300-00-000	FIXED ASSETS	
1305-00-000	Land	1,719,000.00
1310-00-000	Building	6,876,000.00
1311-00-000	Accum Depreciation	-562,190.12
1315-00-000	Furniture and Fixtures	1,433.80
1349-00-000	NET FIXED ASSETS	8,034,243.68
1350-00-000	ACQUISITION ASSETS	
1351-00-000	Closing Costs	19,901.00
1353-00-000	Loan Fees	65,617.00
1354-00-000	Accum Amort Loan Fees	-49,213.44
1355-00-000	Personal Property	205,000.00
1356-00-000	Accum Depreciation Personal Property	-82,000.08
1357-00-000	Organization Costs	5,000.00
1359-00-000	NET ACQUISITION ASSETS	164,304.48
1399-00-000	CAPITALIZED IMPROVEMENTS	
1494-00-000	2017 Other Improvements	34,115.66
1494-00-100	2017 T/O Misc. Exp.	3,626.52
1494-00-200	2017 T/O Materials	8,960.47
1494-00-300	2017 T/O Outside Vendor	15,040.00
1495-00-000	2018 Other Improvements	208,386.03
1495-00-100	2018 T/O Misc. Exp.	12,878.79
1495-00-200	2018 T/O Materials	22,522.34
1495-00-300	2018 T/O Outside Vendor	37,610.00
1496-00-000	2019 Other Improvements	98,619.09
1496-00-100	2019 T/O Misc. Exp.	11,058.60
1496-00-200	2019 T/O Materials	21,429.86
1496-00-300	2019 T/O Outside Vendor	39,723.00
1595-00-000	TOTAL CAPITAL IMPROVEMENTS	513,970.36
1598-00-000	Accum Deprec - Capital Improvements	83,562.41
1599-00-000	NET CAPITALIZED IMPROVEMENTS	430,407.95
1800-00-000	LONG TERM RECEIVABLES	
1850-00-000	Due To/From GP	-691,000.00
1899-00-000	TOTAL LONG TERM RECEIVABLES	-691,000.00
1999-00-000	TOTAL ASSETS	8,401,764.20

Balance Sheet

Period = Dec 2019

Book = Accrual ; Tree = ysi_bs

		Current Balance
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2002-00-000	CURRENT LIABILITIES	
2005-00-000	Accounts Payable	7,405.25
2099-00-000	TOTAL CURRENT LIABILITIES	7,405.25
2200-00-000	LONG TERM LIABILITIES	
2235-00-000	Security Deposits Liability	51,045.00
2238-00-000	Pet Deposit Payable	500.00
2240-00-000	Mortgage Payable	5,250,000.00
2998-00-000	TOTAL LONG TERM LIABILITIES	5,301,545.00
2999-00-000	TOTAL LIABILITIES	5,308,950.25
3000-00-000	EQUITY	
3030-00-000	Capital Contributions	4,400,000.00
3070-00-000	Member Distribution	-821,321.50
3130-00-000	Retained Earnings	-252,580.71
3140-00-000	Net Income (Loss) Current	-233,283.84
3990-00-000	TOTAL EQUITY	3,092,813.95
3998-00-000	TOTAL LIABILITIES & EQUITY	8,401,764.20
9999-00-000	Total of All	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual ; Tree = ysi_bs

		Current Balance
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1002-00-000	CASH	
1010-00-000	1010 - Checking	16,102.64
1015-00-000	1015 -Reserve Account	15,188.96
1090-00-000	Petty Cash	300.00
1099-00-000	TOTAL CASH	31,591.60
1180-00-000	ACCOUNTS RECEIVABLES	
1181-00-000	A/R Rent Due	3,451.58
1189-00-000	TOTAL ACCOUNTS RECEIVABLES	3,451.58
1200-00-000	RESERVES & PREPAIDS	
1205-00-000	Reserve - Insurance	4,134.14
1298-00-000	TOTAL RESERVES & PREPAIDS	4,134.14
1299-00-000	TOTAL CURRENT ASSETS	39,177.32
1300-00-000	FIXED ASSETS	
1305-00-000	Land	1,719,000.00
1310-00-000	Building	6,876,000.00
1311-00-000	Accum Depreciation	-712,045.98
1315-00-000	Furniture and Fixtures	1,433.80
1349-00-000	NET FIXED ASSETS	7,884,387.82
1350-00-000	ACQUISITION ASSETS	
1351-00-000	Closing Costs	19,901.00
1353-00-000	Loan Fees	65,617.00
1354-00-000	Accum Amort Loan Fees	-53,041.11
1355-00-000	Personal Property	205,000.00
1356-00-000	Accum Depreciation Personal Property	-105,916.77
1357-00-000	Organization Costs	5,000.00
1359-00-000	NET ACQUISITION ASSETS	136,560.12
1399-00-000	CAPITALIZED IMPROVEMENTS	
1494-00-000	2017 Other Improvements	34,115.66
1494-00-100	2017 T/O Misc. Exp.	3,626.52
1494-00-200	2017 T/O Materials	8,960.47
1494-00-300	2017 T/O Outside Vendor	15,040.00
1495-00-000	2018 Other Improvements	208,386.03
1495-00-100	2018 T/O Misc. Exp.	12,878.79
1495-00-200	2018 T/O Materials	22,522.34
1495-00-300	2018 T/O Outside Vendor	37,610.00
1496-00-000	2019 Other Improvements	98,699.09
1496-00-100	2019 T/O Misc. Exp.	11,058.60
1496-00-200	2019 T/O Materials	21,429.86
1496-00-300	2019 T/O Outside Vendor	39,723.00
1497-00-000	2020 Other Improvements	21,698.72
1497-00-200	2020 T/O Materials	7,285.45
1497-00-300	2020 T/O Outside Vendor	28,285.50
1595-00-000	TOTAL CAPITAL IMPROVEMENTS	571,320.03
1598-00-000	Accum Deprec - Capital Improvements	105,495.86
1599-00-000	NET CAPITALIZED IMPROVEMENTS	465,824.17
1800-00-000	LONG TERM RECEIVABLES	
1850-00-000	Due To/From GP	-401,087.00

Balance Sheet

Period = Jul 2020

Book = Accrual ; Tree = ysi_bs

		Current Balance
1899-00-000	TOTAL LONG TERM RECEIVABLES	-401,087.00
1999-00-000	TOTAL ASSETS	8,124,862.43
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2002-00-000	CURRENT LIABILITIES	
2005-00-000	Accounts Payable	282.92
2010-00-000	Unearned Rent	692.50
2020-00-000	Property Tax Payable	10,883.73
2099-00-000	TOTAL CURRENT LIABILITIES	11,859.15
2200-00-000	LONG TERM LIABILITIES	
2235-00-000	Security Deposits Liability	52,935.00
2238-00-000	Pet Deposit Payable	500.00
2240-00-000	Mortgage Payable	5,250,000.00
2998-00-000	TOTAL LONG TERM LIABILITIES	5,303,435.00
2999-00-000	TOTAL LIABILITIES	5,315,294.15
3000-00-000	EQUITY	
3030-00-000	Capital Contributions	4,400,000.00
3070-00-000	Member Distribution	-981,101.98
3130-00-000	Retained Earnings	-485,864.55
3140-00-000	Net Income (Loss) Current	-123,465.19
3990-00-000	TOTAL EQUITY	2,809,568.28
3998-00-000	TOTAL LIABILITIES & EQUITY	8,124,862.43
9999-00-000	Total of All	0.00

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit A-2: Statement of Income (Loss) for ProfessionalFinancialInvestors,Inc.36LLC **for period ending** 9/5/20

[Provide a statement of income (loss) for the following periods:

(i) For the initial report:

- a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and
- b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.



Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual ; Tree = ysi_is

		Period to Date	%	Year to Date	%
4000-00-000	INCOME				
4005-00-000	Rent Income	763,225.00	99.16	763,225.00	99.16
4014-00-000	Laundry income	6,400.25	0.83	6,400.25	0.83
4017-00-000	Utility Income	29.77	0.00	29.77	0.00
4099-00-000	TOTAL INCOME	769,655.02	100.00	769,655.02	100.00
6001-00-000	OPERATING EXPENSE				
6002-00-000	RENTING EXPENSES				
6005-00-000	Vacancy Loss	25,383.51	3.30	25,383.51	3.30
6011-00-000	Promo/Move-In Incentives	1,950.00	0.25	1,950.00	0.25
6020-00-000	Advertising	24.41	0.00	24.41	0.00
6025-00-000	Signs	756.20	0.10	756.20	0.10
6031-00-000	Other Renting Expenses	1,450.00	0.19	1,450.00	0.19
6040-00-000	Credit Check Fees Rcvd	-150.00	-0.02	-150.00	-0.02
6041-00-000	Credit Check Fees Paid	115.60	0.02	115.60	0.02
6049-00-000	TOTAL RENTING EXPENSE	29,529.72	3.84	29,529.72	3.84
6050-00-000	ADMINISTRATIVE EXPENSES				
6067-00-000	Outside Services	431.00	0.06	431.00	0.06
6070-00-000	Office Expense	2,035.13	0.26	2,035.13	0.26
6077-00-000	Auto Expense	30.00	0.00	30.00	0.00
6099-00-000	TOTAL ADMINISTRATIVE EXP	2,496.13	0.32	2,496.13	0.32
6100-00-000	MANAGEMENT EXPENSES				
6110-00-000	Manager - Apartment Unit	23,675.00	3.08	23,675.00	3.08
6113-00-000	Manager Salary	50,168.04	6.52	50,168.04	6.52
6114-00-000	Manager Utility Expense	600.00	0.08	600.00	0.08
6120-00-000	Offsite Mgt Fee PFI	45,924.00	5.97	45,924.00	5.97
6134-00-000	Postage	41.00	0.01	41.00	0.01
6199-00-000	TOTAL MANAGEMENT EXPENSE	120,408.04	15.64	120,408.04	15.64
6200-00-000	UTILITIES EXPENSE				
6205-00-000	Gas & Electricity	2,920.61	0.38	2,920.61	0.38
6205-00-100	Utilities Credits or rebates	-336.25	-0.04	-336.25	-0.04
6215-00-000	Water	16,054.68	2.09	16,054.68	2.09
6220-00-000	Garbage & Trash Removal	8,237.00	1.07	8,237.00	1.07
6230-00-000	Telephone/Internet/Fax	2,519.57	0.33	2,519.57	0.33
6249-00-000	TOTAL UTILITIES EXPENSE	29,395.61	3.82	29,395.61	3.82
6275-00-000	REPAIRS & MAINTENANCE				
6275-00-010	R&M Unit	10,726.06	1.39	10,726.06	1.39
6275-00-145	R&M - Miscellaneous	1,000.20	0.13	1,000.20	0.13
6305-00-000	R&M - Misc. Cleaning	10,084.68	1.31	10,084.68	1.31
6310-00-000	R&M - Pest Control	3,085.00	0.40	3,085.00	0.40
6316-00-000	Maint. Salaries	3,895.60	0.51	3,895.60	0.51
6320-00-000	Maintenance Supplies	6,386.53	0.83	6,386.53	0.83
6320-00-100	R&M - Electrical Supplies	4,217.60	0.55	4,217.60	0.55
6321-00-000	R&M - Landscaping Supplies	1,683.24	0.22	1,683.24	0.22
6322-00-150	R&M - Cleaning Supplies	320.88	0.04	320.88	0.04
6325-00-000	Small Tools & Equipment	1,097.56	0.14	1,097.56	0.14
6331-00-000	Locks & Keys	1,313.05	0.17	1,313.05	0.17
6333-00-000	R&M - Painting Supplies	683.39	0.09	683.39	0.09
6349-00-000	TOTAL REP. & MAINTENANCE	44,493.79	5.78	44,493.79	5.78
6350-00-000	CONTRACT MAINTENANCE				

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual ; Tree = ysi_is

		Period to Date	%	Year to Date	%
6351-00-170	Contract - fire master	712.36	0.09	712.36	0.09
6355-00-000	Contract - Plumbing/Sewer	1,446.00	0.19	1,446.00	0.19
6360-00-000	Contract - Electrical & Lighting	348.00	0.05	348.00	0.05
6361-00-000	Contract - HVAC Maint.	2,303.57	0.30	2,303.57	0.30
6362-00-000	Contract R&M	36,044.50	4.68	36,044.50	4.68
6370-00-000	Contract - Landscaping	52,547.00	6.83	52,547.00	6.83
6399-00-000	TOTAL CONTRACT MAINT.	93,401.43	12.14	93,401.43	12.14
6400-00-000	TAXES				
6410-00-000	Real Estate Taxes	131,098.44	17.03	131,098.44	17.03
6449-00-000	TOTAL TAX EXPENSE	131,098.44	17.03	131,098.44	17.03
6450-00-000	INSURANCE EXPENSE				
6460-00-000	Package Insurance	12,899.10	1.68	12,899.10	1.68
6465-00-000	Earthquake Insurance	9,585.68	1.25	9,585.68	1.25
6467-00-000	Umbrella Insurance	2,418.44	0.31	2,418.44	0.31
6498-00-000	TOTAL INSURANCE EXPENSE	24,903.22	3.24	24,903.22	3.24
6499-00-000	TOTAL OPERATING EXPENSES	475,726.38	61.81	475,726.38	61.81
6500-00-000	OTHER INCOME				
6540-00-000	NSF Check Fees	-75.00	-0.01	-75.00	-0.01
6545-00-000	Late Charges	-450.00	-0.06	-450.00	-0.06
6575-00-000	T/O - S/D Charges to Tenant	-3,090.00	-0.40	-3,090.00	-0.40
6580-00-000	Miscellaneous Income	-1,800.00	-0.23	-1,800.00	-0.23
6595-00-000	TOTAL OTHER INCOME	-5,415.00	-0.70	-5,415.00	-0.70
6599-00-000	NET OPERATING INCOME	299,343.64	38.89	299,343.64	38.89
6605-00-000	DEBT SERVICE EXPENSE				
6610-00-000	Mortgage Interest	206,833.33	26.87	206,833.33	26.87
6660-00-000	TOTAL DEBT SERVICE EXP.	206,833.33	26.87	206,833.33	26.87
6670-00-000	NET INC.BEFORE DEP.& TAX	92,510.31	12.02	92,510.31	12.02
6700-00-000	DEPREC. & AMORT. EXPENSES				
6710-00-000	Building Depreciation	256,895.76	33.38	256,895.76	33.38
6720-00-000	Personal Prop. Deprec.	21,136.04	2.75	21,136.04	2.75
6730-00-000	Cap. Improvement Deprec.	37,600.20	4.89	37,600.20	4.89
6750-00-000	Loan Fee Amortization	6,561.72	0.85	6,561.72	0.85
6770-00-000	TOTAL DEPREC. & AMORT.	322,193.72	41.86	322,193.72	41.86
6799-00-000	NET INC.(LOSS) BEF.TAXES	-229,683.41	-29.84	-229,683.41	-29.84
6805-00-000	INCOME TAX EXPENSE				
6820-00-000	FTB Tax Expense	3,600.43	0.47	3,600.43	0.47
6850-00-000	TOTAL INCOME TAX EXPENSE	3,600.43	0.47	3,600.43	0.47
6900-00-000	NET INCOME (LOSS)BK	-233,283.84	-30.31	-233,283.84	-30.31
7099-00-000	NET INCOME (LOSS)	-233,283.84	-30.31	-233,283.84	-30.31

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

		Period to Date	%	Year to Date	%
4000-00-000	INCOME				
4005-00-000	Rent Income	470,855.00	99.59	470,855.00	99.59
4014-00-000	Laundry income	1,941.75	0.41	1,941.75	0.41
4099-00-000	TOTAL INCOME	472,796.75	100.00	472,796.75	100.00
6000-00-000	EXPENSES				
6001-00-000	OPERATING EXPENSE				
6002-00-000	RENTING EXPENSES				
6005-00-000	Vacancy Loss	27,457.34	5.81	27,457.34	5.81
6011-00-000	Promo/Move-In Incentives	3,620.00	0.77	3,620.00	0.77
6025-00-000	Signs	192.61	0.04	192.61	0.04
6031-00-000	Other Renting Expenses	-225.00	-0.05	-225.00	-0.05
6040-00-000	Credit Check Fees Rcvd	-150.00	-0.03	-150.00	-0.03
6041-00-000	Credit Check Fees Paid	43.35	0.01	43.35	0.01
6049-00-000	TOTAL RENTING EXPENSE	30,938.30	6.54	30,938.30	6.54
6050-00-000	ADMINISTRATIVE EXPENSES				
6067-00-000	Outside Services	215.50	0.05	215.50	0.05
6070-00-000	Office Expense	284.54	0.06	284.54	0.06
6074-00-000	Licenses, Fees & Permits	168.00	0.04	168.00	0.04
6099-00-000	TOTAL ADMINISTRATIVE EXP	668.04	0.14	668.04	0.14
6100-00-000	MANAGEMENT EXPENSES				
6110-00-000	Manager - Apartment Unit	14,525.00	3.07	14,525.00	3.07
6113-00-000	Manager Salary	24,049.17	5.09	24,049.17	5.09
6114-00-000	Manager Utility Expense	350.00	0.07	350.00	0.07
6120-00-000	Offsite Mgt Fee PFI	28,236.60	5.97	28,236.60	5.97
6199-00-000	TOTAL MANAGEMENT EXPENSE	67,160.77	14.20	67,160.77	14.20
6200-00-000	UTILITIES EXPENSE				
6205-00-000	Gas & Electricity	1,832.95	0.39	1,832.95	0.39
6205-00-100	Utilities Credits or rebates	-170.10	-0.04	-170.10	-0.04
6215-00-000	Water	13,506.77	2.86	13,506.77	2.86

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

		Period to Date	%	Year to Date	%
6220-00-000	Garbage & Trash Removal	5,276.80	1.12	5,276.80	1.12
6230-00-000	Telephone/Internet/Fax	1,505.80	0.32	1,505.80	0.32
6249-00-000	TOTAL UTILITIES EXPENSE	21,952.22	4.64	21,952.22	4.64
6275-00-000	REPAIRS & MAINTENANCE				
6275-00-010	R&M Unit	8,050.78	1.70	8,050.78	1.70
6275-00-025	R&M - Plumbing	72.50	0.02	72.50	0.02
6275-00-120	R&M - Electrical	754.00	0.16	754.00	0.16
6275-00-145	R&M - Miscellaneous	4,396.04	0.93	4,396.04	0.93
6305-00-000	R&M - Misc. Cleaning	261.00	0.06	261.00	0.06
6310-00-000	R&M - Pest Control	830.00	0.18	830.00	0.18
6316-00-000	Maint. Salaries	6,802.73	1.44	6,802.73	1.44
6320-00-000	Maintenance Supplies	2,418.25	0.51	2,418.25	0.51
6320-00-100	R&M - Electrical Supplies	-443.20	-0.09	-443.20	-0.09
6322-00-090	R&M - Landscape	464.00	0.10	464.00	0.10
6322-00-150	R&M - Cleaning Supplies	263.31	0.06	263.31	0.06
6325-00-000	Small Tools & Equipment	178.16	0.04	178.16	0.04
6331-00-000	Locks & Keys	357.62	0.08	357.62	0.08
6333-00-000	R&M - Painting Supplies	173.53	0.04	173.53	0.04
6349-00-000	TOTAL REP. & MAINTENANCE	24,578.72	5.20	24,578.72	5.20
6350-00-000	CONTRACT MAINTENANCE				
6362-00-000	Contract R&M	1,928.34	0.41	1,928.34	0.41
6364-00-000	Contract - Janitorial Serv.	1,254.00	0.27	1,254.00	0.27
6367-00-000	Contract - Pest Control	620.00	0.13	620.00	0.13
6370-00-000	Contract - Landscaping	25,446.00	5.38	25,446.00	5.38
6399-00-000	TOTAL CONTRACT MAINT.	29,248.34	6.19	29,248.34	6.19
6400-00-000	TAXES				
6410-00-000	Real Estate Taxes	76,679.82	16.22	76,679.82	16.22
6449-00-000	TOTAL TAX EXPENSE	76,679.82	16.22	76,679.82	16.22
6450-00-000	INSURANCE EXPENSE				
6460-00-000	Package Insurance	7,844.69	1.66	7,844.69	1.66

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

		Period to Date	%	Year to Date	%
6465-00-000	Earthquake Insurance	6,023.50	1.27	6,023.50	1.27
6467-00-000	Umbrella Insurance	1,419.25	0.30	1,419.25	0.30
6498-00-000	TOTAL INSURANCE EXPENSE	15,287.44	3.23	15,287.44	3.23
6499-00-000	TOTAL OPERATING EXPENSES	266,513.65	56.37	266,513.65	56.37
6500-00-000	OTHER INCOME				
6540-00-000	NSF Check Fees	-100.00	-0.02	-100.00	-0.02
6545-00-000	Late Charges	-150.00	-0.03	-150.00	-0.03
6575-00-000	T/O - S/D Charges to Tenant	-1,232.25	-0.26	-1,232.25	-0.26
6595-00-000	TOTAL OTHER INCOME	-1,482.25	-0.31	-1,482.25	-0.31
6599-00-000	NET OPERATING INCOME	207,765.35	43.94	207,765.35	43.94
6605-00-000	DEBT SERVICE EXPENSE				
6610-00-000	Mortgage Interest	129,996.87	27.50	129,996.87	27.50
6660-00-000	TOTAL DEBT SERVICE EXP.	129,996.87	27.50	129,996.87	27.50
6670-00-000	NET INC.BEFORE DEP.& TAX	77,768.48	16.45	77,768.48	16.45
6700-00-000	DEPREC. & AMORT. EXPENSES				
6710-00-000	Building Depreciation	149,855.86	31.70	149,855.86	31.70
6720-00-000	Personal Prop. Deprec.	23,916.69	5.06	23,916.69	5.06
6730-00-000	Cap. Improvement Deprec.	21,933.45	4.64	21,933.45	4.64
6750-00-000	Loan Fee Amortization	3,827.67	0.81	3,827.67	0.81
6770-00-000	TOTAL DEPREC. & AMORT.	199,533.67	42.20	199,533.67	42.20
6799-00-000	NET INC.(LOSS) BEF.TAXES	-121,765.19	-25.75	-121,765.19	-25.75
6805-00-000	INCOME TAX EXPENSE				
6820-00-000	FTB Tax Expense	1,700.00	0.36	1,700.00	0.36
6850-00-000	TOTAL INCOME TAX EXPENSE	1,700.00	0.36	1,700.00	0.36

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

		Period to Date	%	Year to Date	%
6900-00-000	NET INCOME (LOSS)BK	-123,465.19	-26.11	-123,465.19	-26.11

Exhibit A-3: Statement of Cash Flows for **Professional Financial Investors, Inc. 36, LLC** for period ending **9/5/2020**

[Provide a statement of changes in cash position for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.



Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

		Period to Date	%	Year to Date	%
4000-00-000	INCOME				
4005-00-000	Rent Income	763,225.00	99.16	763,225.00	99.16
4014-00-000	Laundry income	6,400.25	0.83	6,400.25	0.83
4017-00-000	Utility Income	29.77	0.00	29.77	0.00
4099-00-000	TOTAL INCOME	769,655.02	100.00	769,655.02	100.00
6000-00-000	EXPENSES				
6001-00-000	OPERATING EXPENSE				
6002-00-000	RENTING EXPENSES				
6005-00-000	Vacancy Loss	25,383.51	3.30	25,383.51	3.30
6011-00-000	Promo/Move-In Incentives	1,950.00	0.25	1,950.00	0.25
6020-00-000	Advertising	24.41	0.00	24.41	0.00
6025-00-000	Signs	756.20	0.10	756.20	0.10
6031-00-000	Other Renting Expenses	1,450.00	0.19	1,450.00	0.19
6040-00-000	Credit Check Fees Rcvd	-150.00	-0.02	-150.00	-0.02
6041-00-000	Credit Check Fees Paid	115.60	0.02	115.60	0.02
6049-00-000	TOTAL RENTING EXPENSE	29,529.72	3.84	29,529.72	3.84
6050-00-000	ADMINISTRATIVE EXPENSES				
6067-00-000	Outside Services	431.00	0.06	431.00	0.06
6070-00-000	Office Expense	2,035.13	0.26	2,035.13	0.26
6077-00-000	Auto Expense	30.00	0.00	30.00	0.00
6099-00-000	TOTAL ADMINISTRATIVE EXP	2,496.13	0.32	2,496.13	0.32
6100-00-000	MANAGEMENT EXPENSES				
6110-00-000	Manager - Apartment Unit	23,675.00	3.08	23,675.00	3.08
6113-00-000	Manager Salary	50,168.04	6.52	50,168.04	6.52
6114-00-000	Manager Utility Expense	600.00	0.08	600.00	0.08
6120-00-000	Offsite Mgt Fee PFI	45,924.00	5.97	45,924.00	5.97
6134-00-000	Postage	41.00	0.01	41.00	0.01
6199-00-000	TOTAL MANAGEMENT EXPENSE	120,408.04	15.64	120,408.04	15.64
6200-00-000	UTILITIES EXPENSE				

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

		Period to Date	%	Year to Date	%
6205-00-000	Gas & Electricity	2,920.61	0.38	2,920.61	0.38
6205-00-100	Utilities Credits or rebates	-336.25	-0.04	-336.25	-0.04
6215-00-000	Water	16,054.68	2.09	16,054.68	2.09
6220-00-000	Garbage & Trash Removal	8,237.00	1.07	8,237.00	1.07
6230-00-000	Telephone/Internet/Fax	2,519.57	0.33	2,519.57	0.33
6249-00-000	TOTAL UTILITIES EXPENSE	29,395.61	3.82	29,395.61	3.82
6275-00-000	REPAIRS & MAINTENANCE				
6275-00-010	R&M Unit	10,726.06	1.39	10,726.06	1.39
6275-00-145	R&M - Miscellaneous	1,000.20	0.13	1,000.20	0.13
6305-00-000	R&M - Misc. Cleaning	10,084.68	1.31	10,084.68	1.31
6310-00-000	R&M - Pest Control	3,085.00	0.40	3,085.00	0.40
6316-00-000	Maint. Salaries	3,895.60	0.51	3,895.60	0.51
6320-00-000	Maintenance Supplies	6,386.53	0.83	6,386.53	0.83
6320-00-100	R&M - Electrical Supplies	4,217.60	0.55	4,217.60	0.55
6321-00-000	R&M - Landscaping Supplies	1,683.24	0.22	1,683.24	0.22
6322-00-150	R&M - Cleaning Supplies	320.88	0.04	320.88	0.04
6325-00-000	Small Tools & Equipment	1,097.56	0.14	1,097.56	0.14
6331-00-000	Locks & Keys	1,313.05	0.17	1,313.05	0.17
6333-00-000	R&M - Painting Supplies	683.39	0.09	683.39	0.09
6349-00-000	TOTAL REP. & MAINTENANCE	44,493.79	5.78	44,493.79	5.78
6350-00-000	CONTRACT MAINTENANCE				
6351-00-170	Contract - fire master	712.36	0.09	712.36	0.09
6355-00-000	Contract - Plumbing/Sewer	1,446.00	0.19	1,446.00	0.19
6360-00-000	Contract - Electrical & Lighting	348.00	0.05	348.00	0.05
6361-00-000	Contract - HVAC Maint.	2,303.57	0.30	2,303.57	0.30
6362-00-000	Contract R&M	36,044.50	4.68	36,044.50	4.68
6370-00-000	Contract - Landscaping	52,547.00	6.83	52,547.00	6.83
6399-00-000	TOTAL CONTRACT MAINT.	93,401.43	12.14	93,401.43	12.14
6400-00-000	TAXES				
6410-00-000	Real Estate Taxes	131,098.44	17.03	131,098.44	17.03
6449-00-000	TOTAL TAX EXPENSE	131,098.44	17.03	131,098.44	17.03

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

		Period to Date	%	Year to Date	%
6450-00-000	INSURANCE EXPENSE				
6460-00-000	Package Insurance	12,899.10	1.68	12,899.10	1.68
6465-00-000	Earthquake Insurance	9,585.68	1.25	9,585.68	1.25
6467-00-000	Umbrella Insurance	2,418.44	0.31	2,418.44	0.31
6498-00-000	TOTAL INSURANCE EXPENSE	24,903.22	3.24	24,903.22	3.24
6499-00-000	TOTAL OPERATING EXPENSES	475,726.38	61.81	475,726.38	61.81
6500-00-000	OTHER INCOME				
6540-00-000	NSF Check Fees	-75.00	-0.01	-75.00	-0.01
6545-00-000	Late Charges	-450.00	-0.06	-450.00	-0.06
6575-00-000	T/O - S/D Charges to Tenant	-3,090.00	-0.40	-3,090.00	-0.40
6580-00-000	Miscellaneous Income	-1,800.00	-0.23	-1,800.00	-0.23
6595-00-000	TOTAL OTHER INCOME	-5,415.00	-0.70	-5,415.00	-0.70
6599-00-000	NET OPERATING INCOME	299,343.64	38.89	299,343.64	38.89
6605-00-000	DEBT SERVICE EXPENSE				
6610-00-000	Mortgage Interest	206,833.33	26.87	206,833.33	26.87
6660-00-000	TOTAL DEBT SERVICE EXP.	206,833.33	26.87	206,833.33	26.87
6670-00-000	NET INC.BEFORE DEP.& TAX	92,510.31	12.02	92,510.31	12.02
6700-00-000	DEPREC. & AMORT. EXPENSES				
6710-00-000	Building Depreciation	256,895.76	33.38	256,895.76	33.38
6720-00-000	Personal Prop. Deprec.	21,136.04	2.75	21,136.04	2.75
6730-00-000	Cap. Improvement Deprec.	37,600.20	4.89	37,600.20	4.89
6750-00-000	Loan Fee Amortization	6,561.72	0.85	6,561.72	0.85
6770-00-000	TOTAL DEPREC. & AMORT.	322,193.72	41.86	322,193.72	41.86
6799-00-000	NET INC.(LOSS) BEF.TAXES	-229,683.41	-29.84	-229,683.41	-29.84
6805-00-000	INCOME TAX EXPENSE				

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

		Period to Date	%	Year to Date	%
6820-00-000	FTB Tax Expense	3,600.43	0.47	3,600.43	0.47
6850-00-000	TOTAL INCOME TAX EXPENSE	3,600.43	0.47	3,600.43	0.47
6900-00-000	NET INCOME (LOSS)BK	-233,283.84	-30.31	-233,283.84	-30.31
	Adjustments				
6099-00-000	TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0.00
	Period to Date	Beginning Balance	Ending Balance	Difference	
1010-00-000	1010 - Checking	2,264.59	8,522.73	6,258.14	
1015-00-000	1015 -Reserve Account	5,188.96	188.96	-5,000.00	
1055-00-000	Escrow Account	0.00	450,000.00	450,000.00	
	Total Cash	7,453.55	458,711.69	451,258.14	
	Year to Date	Beginning Balance	Ending Balance	Difference	
1010-00-000	1010 - Checking	2,264.59	8,522.73	6,258.14	
1015-00-000	1015 -Reserve Account	5,188.96	188.96	-5,000.00	
1055-00-000	Escrow Account	0.00	450,000.00	450,000.00	
	Total Cash	7,453.55	458,711.69	451,258.14	

Cash Flow

For The Period Ending July 2020

Books = Cash, Accrual

	Quarter to Date	%	Year-to-Date	%
INCOME				
Rent Income	404,940	100	935,806	100
Laundry income	1,941	0	3,884	0
TOTAL INCOME	406,881	100	939,689	100
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	26,920	7	54,915	6
Promo/Move-In Incentives	3,590	1	7,240	1
Signs	385	0	385	0
Other Renting Expenses	1,250	0	-1,450	0
Credit Check Fees Rcvd	-150	0	-300	0
Credit Check Fees Paid	0	0	87	0
TOTAL RENTING EXPENSE	31,996	8	60,877	6
ADMINISTRATIVE EXPENSES				
Outside Services	0	0	431	0
Office Expense	24	0	1,423	0
Licenses, Fees & Permits	0	0	336	0
TOTAL ADMINISTRATIVE EXP	24	0	2,190	0
MANAGEMENT EXPENSES				
Manager - Apartment Unit	12,450	3	26,975	3
Manager Salary	15,850	4	48,098	5
Manager Utility Expense	300	0	700	0
Offsite Mgt Fee PFI	24,329	6	56,473	6
Postage	0	0	30	0
TOTAL MANAGEMENT EXPENSE	52,929	13	132,277	14
UTILITIES EXPENSE				
Gas & Electricity	1,308	0	3,666	0
Utilities Credits or rebates	-143	0	-340	0
Water	14,329	4	29,126	3
Garbage & Trash Removal	5,277	1	10,554	1
Telephone/Internet/Fax	1,297	0	3,012	0
TOTAL UTILITIES EXPENSE	22,068	5	46,017	5
REPAIRS & MAINTENANCE				
R&M Unit	2,320	1	15,912	2
R&M - Plumbing	0	0	145	0
R&M - Electrical	0	0	1,508	0
R&M - Miscellaneous	1,104	0	8,792	1
R&M - Misc. Cleaning	0	0	522	0
R&M - Pest Control	0	0	2,105	0
Maint. Salaries	9,116	2	13,605	1

Cash Flow

For The Period Ending July 2020

Books = Cash, Accrual

	Quarter to Date	%	Year-to-Date	%
Maintenance Supplies	90	0	4,792	1
R&M - Electrical Supplies	215	0	-670	0
R&M - Landscape	0	0	928	0
R&M - Cleaning Supplies	167	0	509	0
Small Tools & Equipment	12	0	344	0
Locks & Keys	323	0	715	0
R&M - Painting Supplies	0	0	347	0
TOTAL REP. & MAINTENANCE	13,346	3	49,555	5
CONTRACT MAINTENANCE				
Contract R&M	0	0	3,857	0
Contract - Janitorial Serv.	0	0	2,508	0
Contract - Pest Control	1,240	0	1,240	0
Contract - Landscaping	14,300	4	52,888	6
TOTAL CONTRACT MAINT.	15,540	4	60,493	6
TAXES				
Real Estate Taxes	65,632	16	153,360	16
TOTAL TAX EXPENSE	65,632	16	153,360	16
INSURANCE EXPENSE				
Package Insurance	6,724	2	15,689	2
Earthquake Insurance	5,163	1	12,047	1
Umbrella Insurance	1,217	0	2,839	0
TOTAL INSURANCE EXPENSE	13,104	3	30,575	3
TOTAL OPERATING EXPENSES	214,638	53	535,342	57
OTHER INCOME				
NSF Check Fees	-50	0	-150	0
Late Charges	75	0	-202	0
T/O - S/D Charges to Tenant	-1,912	0	-1,912	0
TOTAL OTHER INCOME	-1,887	0	-2,264	0
NET OPERATING INCOME	194,130	48	406,611	43
DEBT SERVICE EXPENSE				
Mortgage Interest	112,802	28	259,994	28
TOTAL DEBT SERVICE EXP.	112,802	28	259,994	28
NET INC.BEFORE DEP.& TAX	81,328	20	146,617	16
DEPREC. & AMORT. EXPENSES				
Building Depreciation	128,448	32	299,712	32
Personal Prop. Deprec.	20,500	5	47,833	5
Cap. Improvement Deprec.	18,800	5	43,867	5
Loan Fee Amortization	3,281	1	7,655	1
TOTAL DEPREC. & AMORT.	171,029	42	399,067	42
NET INC.(LOSS) BEF.TAXES	-89,701	-22	-252,450	-27

Cash Flow

For The Period Ending July 2020

Books = Cash, Accrual

	<u>Quarter to Date</u>		<u>Year-to-Date</u>	
		%		%
INCOME TAX EXPENSE				
FTB Tax Expense	0	0	3,400	0
TOTAL INCOME TAX EXPENSE	0	0	3,400	0
NET INCOME (LOSS)BK	-89,701	-22	-255,850	-27
NET INCOME (LOSS)	-89,701	-22	-255,850	-27
ADJUSTMENTS				
Outside Services	0	0	-431	0
TOTAL ADMINISTRATIVE EXP	0	0	-431	0
TOTAL ADJUSTMENTS	0	0	-431	0
CASH FLOW	-89,701	-22	-256,281	-27

	<u>Quarter to Date</u>			<u>Year to Date</u>		
	Beg Cash	End Cash	Difference	Beg Cash	End Cash	Difference
1010-00-000 1010 - Checking	1,176	32,205	31,030	17,045	32,205	15,160
1015-00-000 1015 -Reserve Account	40,378	30,378	-10,000	378	30,378	30,000
1055-00-000 Escrow Account	0	0	0	900,000	0	-900,000
Total Cash	41,554	62,583	21,030	917,423	62,583	-854,840

Exhibit A-4: Statement of Changes in Shareholders'/Partners' Equity (*Deficit*) for Professional Financial Investors, Inc. 36,LLC for period ending 9/5/2020

[Provide a statement of changes in shareholders'/partners equity (*deficit*) for the following periods:

(i) For the initial report:

a.the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b.the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The Debtor's professionals are in the process of conducting a forensic review of the Debtor's and controlled entities' records necessary to determine changes in the shareholders'/partners' equity ownership for the controlled entities. The Debtor will submit an updated report to the Court once this information is available.



Exhibit B: Description of Operations for Professional Financial Investors, Inc. 36,LLC

[Describe the nature and extent of the Debtor's interest in the Controlled Non-Debtor Entity.

Describe the business conducted and intended to be conducted by the Controlled Non-Debtor Entity, focusing on the entity's dominant business segments.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

The Controlled Non-Debtor Entity owns a residential property which is operated by PFI. The units are leased as apartment residences to tenants.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

 Exhibit C: Description of Intercompany Claims

[List and describe the Controlled Non-Debtor Entity's claims against any other Controlled Non-Debtor Entity, together with the basis for such claims and whether each claim is contingent, unliquidated or disputed.]

Describe the source of this information.]

The source of this information is derived for the companies' Accounting System.

The companies' books show no intercompany claim.

Exhibit D: Allocation of Tax Liabilities and Assets

[Describe how income, losses, tax payments, tax refunds, or other tax attributes relating to federal, state, or local taxes have been allocated between or among the Controlled Non-Debtor Entity and one or more other Controlled Non-Debtor Entities.

Include a copy of each tax sharing or tax allocation agreement to which the entity is a party with any other Controlled Non-Debtor Entity.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System and conversations with the remaining employees of the company.

Tax liabilities are not allocated among or between any other Controlled Non-Debtor Entity.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit E: Description of Controlled Non-Debtor Entity's payments of Administrative Expenses, or Professional Fees otherwise payable by a Debtor


[Describe any payment made, or obligations incurred (or claims purchased), by the Controlled Non-Debtor Entity in connection with any claims, administrative expenses, or professional fees that have been or could be asserted against any Debtor.

Describe the source of this information.]

Based on a review of the Non-Debtor Entity's Accounting System records and conversations with current employees, the Debtor is not aware of any payments made or obligations incurred by the Controlled Non-Debtor Entity that would otherwise be payable by Debtor.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

 Exhibit A: Financial Statements for Professional Investors 37, LLC

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit A-1: Balance Sheet for Professional Investors 37, LLC as of 9/2/2020

[Provide a balance sheet dated as of the end of the most recent 3-month period of the current fiscal year and as of the end of the preceding fiscal year.]

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.



Balance Sheet

Period = Dec 2019

Book = Accrual

Current Balance**ASSETS****CURRENT ASSETS****CASH**

1010 - Checking	8,107.40
461 Bank Acct	0.00
501 Bank Acct	0.00
1015 -Reserve Account	405,823.55
1020 OLD Clearing	0.00
PFI First Community	0.00
Clearing	0.00
PISF Inc. Transfer	0.00
PFI Cash - Transfer	0.00
Money Market	0.00
Escrow Account	0.00
Fremont Checking Account	0.00
Interest Cash	0.00
Petty Cash	0.00
Cash Hammondale	0.00
Cash 461	0.00
Cash 501	0.00
TOTAL CASH	413,930.95

RECEIVABLES

Property Receivables	0.00
Loan Receivables	0.00
Other Receivables	0.00
Officer - Due to/from	0.00

ACCOUNTS RECEIVABLES

A/R Rent Due	2.72
A/R Other - Melissa B	0.00
A/R Other - People home equity	0.00
A/R Collections	0.00
A/R Security Deposits	0.00
TOTAL ACCOUNTS RECEIVABLES	2.72

RESERVES & PREPAIDS

Reserve - Insurance	1,012.42
Reserve - Improvements	0.00
Prepaid Maint. Contract	4,393.50
Prepaid - Leasing Comm.	0.00
Prepaid - Leasing Comm.	0.00
Prepaid Mortgage Interest	0.00
Prepaid Taxes	0.00
TOTAL RESERVES & PREPAIDS	5,405.92
TOTAL CURRENT ASSETS	419,339.59

Balance Sheet

Period = Dec 2019

Book = Accrual

Current Balance**FIXED ASSETS**

Land - Hammondale	0.00
Land	1,335,000.00
Land - 501	0.00
Land - PI 20 LLC	0.00
Land - 200 Gate 5	0.00
Land - Duffy	0.00
Land - 49 Ignacio	0.00
Land - 350 Ignacio Suite 200	0.00
Land - PI 21 LLC	0.00
Land 30 Clay Court	0.00
Land - 690 DeLong	0.00
Building	5,340,000.00
Fixtures & Appliances	0.00
Improvements	0.00
Additional basis	0.00
Accum Depreciation	-310,792.58
Building - 501	0.00
Accum Depreciation Building - 501	0.00
Building - PI 20	0.00
A/D Building PI 20	0.00
Building - 200 Gate 5	0.00
Open	0.00
Accum Depreciation Gate 5	0.00
Buidling Duffy Place	0.00
Accum Depreciation Duffy Place	0.00
Building 49 Ignacio	0.00
Accum Depreciation 49 Ignacio	0.00
Building - Hammondale	0.00
Accum Depr Hammondale	0.00
350 Ignacio #200	0.00
A/D 350 Ignacio #200	0.00
350 Ignacio #101	0.00
A/D 350 Ignacio #101	0.00
Building - 30 Clay Ct.	0.00
A/D 30 Clay Ct.	0.00
Building 690 DeLong	0.00
A/D Building 690 DeLong	0.00
350 Ignacio #103	0.00
A/D 350 Ingacio #103	0.00
350 Ignacio #201	0.00
350 Ignacio # 203	0.00
A/D 350 Ignacio #203	0.00
350 Ignacio #100	0.00
A/D Ignacio #100	0.00
350 Ignacio #300	0.00
A/D 350 Ignacio #300	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Furniture and Fixtures	298.63
A/D Furn. & Fixt.	0.00
Furniture & Fixt Hamm	0.00
Furniture & Fixt Gate	0.00
A/D Furn./Fixt. Hamm	0.00
A/D Furn./Fixt. Gate	0.00
Computers	0.00
A/D Computers	0.00
A/V Equipment	0.00
Vehicles	0.00
A/D Vehicles	0.00
Tenant Imp. 350 Ignacio	0.00
A/D Tenant Imp.	0.00
Acum. Gain (Loss) Gate	0.00
Accum. Gain (Loss) Hamm	0.00
Accum. Gain (Loss) 501	0.00
Accum Gain Loss - 461	0.00
Accum Depreciation Fixed Assets	0.00
NET FIXED ASSETS	6,364,506.05
ACQUISITION ASSETS	
Closing Costs	17,805.00
A/A Closing Costs	0.00
Syndication Costs	0.00
Loan Fees	57,960.50
Accum Amort Loan Fees	-6,642.93
Personal Property	100,000.00
Accum Depreciation Personal Property	-35,000.07
Organization Costs	108,287.18
Accum Amort Organization Costs	0.00
NET ACQUISITION ASSETS	242,409.68
CAPITALIZED IMPROVEMENTS	
Improvements Prior 2000	0.00
2001 Bathroom Improvements	0.00
2001 Kitchen Improvements	0.00
2001 Floor Improvements	0.00
2001 Window Improvements	0.00
2001 Building Improvements	0.00
2001 Roof Improvements	0.00
2001 Other Improvements	0.00
2002 Bathroom Improvements	0.00
2002 Kitchen Improvements	0.00
2002 Floor Improvements	0.00
2002 Window Improvements	0.00
2002 Building Improvements	0.00
2002 Roof Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2002 Other Improvements	0.00
2002 Improvement Salaries	0.00
2003 Bathroom Improvements	0.00
2003 Kitchen Improvements	0.00
2003 Floor Improvements	0.00
2003 Window Improvements	0.00
461-2003 Windows Improvements	0.00
501-2003 Window Improvement	0.00
2003 Building Improvements	0.00
461-2003 Building Improvements	0.00
501-2003 Building Improvements	0.00
2003 Roof Improvements	0.00
2003 Other Improvements	0.00
461-2003 Other Improvements	0.00
501-2003 Other Improvements	0.00
2004 Bathroom Improvements	0.00
2004 Kitchen Improvements	0.00
2004 Floor Improvements	0.00
461-2004 Floor Improvements	0.00
501-2004 Floor Improvements	0.00
2004 Window Improvements	0.00
461-2004 Window Improvements	0.00
501-2004 Window Improvements	0.00
2004 Building Improvements	0.00
2004 Roof Improvements	0.00
2004 Other Improvements	0.00
461-2004 Other Improvements	0.00
501-2004 Other Improvements	0.00
2005 Bathroom Improvements	0.00
2005 Kitchen Improvements	0.00
461-2005 Kitchen Improvements	0.00
501-2005 Kitchen Improvements	0.00
2005 Floor Improvements	0.00
461-2005 Floor Improvements	0.00
501-2005 Floor Improvements	0.00
2005 Window Improvements	0.00
2005 Building Improvements	0.00
2005 Roof Improvements	0.00
2005 Other Improvements	0.00
461-2005 Other Improvements	0.00
501-2005 Other Improvements	0.00
2005 Improvement Salaries	0.00
2006 Bathroom Improvements	0.00
2006 Kitchen Improvements	0.00
461-2006 Kitchen Improvements	0.00
501-2006 Kitchen Improvements	0.00
2006 Floor Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
461-2006 Floor Improvements	0.00
501-2006 Floor Improvements	0.00
2006 Window Improvements	0.00
2006 Building Improvements	0.00
461-2006 Building Improvements	0.00
501-2006 Building Improvements	0.00
2006 Roof Improvements	0.00
2006 Other Improvements	0.00
2007 Bathroom Improvements	0.00
461-2007 Bathroom Improvements	0.00
501-2007 Bathroom Improvements	0.00
2007 Kitchen Improvements	0.00
2007 Floor Improvements	0.00
461-2007 Floor Improvements	0.00
501-2007 Floor Improvements	0.00
2007 Window Improvements	0.00
2007 Building Improvements	0.00
461-2007 Building Improvements	0.00
501-2007 Building Improvements	0.00
2007 Roof Improvements	0.00
2007 Other Improvements	0.00
461-2007 Other Improvements	0.00
501-2007 Other Improvements	0.00
2008 Bathroom Improvements	0.00
461-2008 Bathrooms Improvements	0.00
501-2008 Bathroom Improvements	0.00
2008 Kitchen Improvements	0.00
461-2008 Kitchen Improvements	0.00
501-2008 Kitchen Improvements	0.00
2008 Floor Improvements	0.00
461-2008 Floor Improvements	0.00
501-2008 Floor Improvements	0.00
2008 Window Improvements	0.00
2008 Building Improvements	0.00
2008 Roof Improvements	0.00
2008 Other Improvements	0.00
461-2008 Other Improvements	0.00
501-2008 Other Improvements	0.00
2009 Bathroom Improvements	0.00
2009 Kitchen Improvements	0.00
2009 Floor Improvements	0.00
2009 Window Improvements	0.00
2009 Building Improvements	0.00
2009 Roof Improvements	0.00
2009 Other Improvements	0.00
461-2009 Other Improvements	0.00
501-2009 Other Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2010 Other Improvements	0.00
2011 Other Improvements	0.00
2012 Other Improvements	0.00
2013 Other Improvements	0.00
2013-Roof Improvement	0.00
2014 Other Improvements	0.00
2014 T/O Misc. Expense	0.00
2014 T/O Materials	0.00
2014 T/O Outside Vendor	0.00
2014 - Roof	0.00
2015 Other Improvements	0.00
T/O Misc. Exp.	0.00
2015 T/O Materiales	0.00
T/O Outside Vendor	0.00
2016 Other Improvements	0.00
2016 T/O Misc. Exp.	0.00
2016 T/O Materials	0.00
2016 T/O outside vendors	0.00
2016 Hills Assessments	0.00
2017 Other Improvements	0.00
2017 T/O Misc. Exp.	0.00
2017 T/O Materials	0.00
2017 T/O Outside Vendor	0.00
2017 Hills Assessments	0.00
2018 Other Improvements	63,478.00
2018 T/O Misc. Exp.	0.00
2018 T/O Materials	319.87
2018 T/O Outside Vendor	4,600.00
2018 Hills Assessments	0.00
2019 Other Improvements	58,662.44
2019 T/O Misc. Exp.	0.00
2019 T/O Materials	175.28
2019 T/O Outside Vendor	8,205.00
2019 Hills Assessments	0.00
2020 Other Improvements	0.00
2020 T/O Misc. Exp.	0.00
2020 T/O Materials	0.00
2020 T/O Outside Vendor	0.00
2020 Hills Assessments	0.00
TOTAL CAPITAL IMPROVEMENTS	135,440.59
Accum Deprec - Capital Improvements	3,615.93
NET CAPITALIZED IMPROVEMENTS	131,824.66
OTHER ASSETS	
Security Deposits	0.00
Investment - LLC 21	0.00
Investment - LLC 24	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Investment - LLC 27	0.00
Investment - LLC 28	0.00
Investment - LLC 29	0.00
Investment - LLC 25	0.00
Investment - LLC 26	0.00
Investment - LLC 31	0.00
Investment - LLC 34	0.00
Investment - LLC 35	0.00
Investment - LLC 36	0.00
Investment LLC 37	0.00
Investment LLC 38	0.00
Investment - LLC 39	0.00
Investment - LLC 40	0.00
Investment - LLC 41	0.00
Investment - LLC 42	0.00
Investment - LLC 43	0.00
	0.00
investment - LLC 45	0.00
<i>Investment in 48</i>	<i>0.00</i>
BofA Teller Rental	0.00
Investment - 16914	0.00
Investment - Rafael Gardens	0.00
Investment - 1129 3rd Street	0.00
LP Units	0.00
Investment - US Performing Arts	0.00
Investment - Marin CoWork	0.00
Limited Liability Companies	0.00
LONG TERM RECEIVABLES	
PISF I	0.00
Duffy Due to/from	0.00
PISF III	0.00
PISF IV	0.00
PISF VI	0.00
PISF VII	0.00
PISF IX	0.00
PISF XI	0.00
PISF XII	0.00
PISF XIII	0.00
PISF XIV	0.00
PISF XV	0.00
PISF XVI	0.00
PISF XVII	0.00
PISF XVIII	0.00
461 Due To/From	0.00
501 Due/To From	0.00
Hammondale Due To/From	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
21 Due/to From	0.00
In process Lease litigation	0.00
LLC 20	0.00
LLC 21	0.00
LLC 22	0.00
LLC 23	0.00
LLC 24	0.00
LLC 25	0.00
LLC 26	0.00
LLC 27	0.00
LLC 28	0.00
LLC 29	0.00
LLC 30	0.00
LLC 30	0.00
LLC 31	0.00
LLC 32	0.00
LLC 33	0.00
LLC 34	0.00
LLC 35	-3,787.40
LLC 36	0.00
LLC 37	0.00
LLC 38	0.00
LLC 39	0.00
LLC 40	0.00
LLC 41	0.00
LLC 42	0.00
LLC 43	0.00
LLC 44	0.00
LLC 45	0.00
LLC 46	0.00
LLC 47	0.00
LLC 48	0.00
Due to/from LLC 49	0.00
PI LLC 50	0.00
PI 51 LLC	0.00
Due to/from Gate 5	0.00
PV 1 Due to/from	0.00
885 Due to/from	0.00
107 Due to/from	0.00
481 Due to/from	0.00
515 Due to/from	0.00
300 Due to/From PISF	0.00
Paul Drive Due to/from	0.00
353 BMK due to/from	0.00
49 Ignacio due to/from	0.00
Due To/From GP	-265,843.00
Due To/From 16914	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Due To/From PISF, Inc.	0.00
Due To/From PIM	0.00
Note Receivable	0.00
7200 Redwood Due to/From	0.00
355 Due to / from	0.00
Due to/from 350 Ignacio Assoc.	0.00
1222 Due to/from	0.00
419 Prospect due to/from	0.00
TOTAL LONG TERM RECEIVABLES	-269,630.40
TOTAL ASSETS	6,888,449.58
LIABILITIES & EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	15,858.62
Deferred Revenue	0.00
Unearned Rent	7,239.81
FTB Taxes Payable	0.00
PPP Loan	0.00
Property Tax Payable	0.00
Insurance Payable	0.00
Accrued Expenses	0.00
TOTAL CURRENT LIABILITIES	23,098.43
LONG TERM LIABILITIES	
Notes Payable	0.00
Notes Payable LLC 48	0.00
Deed of Trust Payable	0.00
Accrued Interest	0.00
Security Deposits Liability	29,327.80
Security Deposit Clearing	0.00
Pet Deposit Payable	0.00
Unearned Income	0.00
Mortgage Payable	4,065,000.00
1st Mortgage 461	0.00
2nd Mortgage 461	0.00
1st Mortgage 501	0.00
1st Deed 350, Suite 201	0.00
2nd Deed 350, Suite 201	0.00
1st Deed 350, Suite 200	0.00
First Mortgage 350 Suite 203	0.00
1st Deed 350 Suites 101, 103	0.00
Other Liabilities	0.00
Accum K-1 Losses	0.00
1st Mortgage Gate 5	0.00
2nd Deed Gate 5	0.00
1st Mortgage Duffy Place	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2nd Deed Duffy Place	0.00
1st Mortgage 49 Ignacio	0.00
2nd Deed 49 Ignacio	0.00
TOTAL LONG TERM LIABILITIES	4,094,327.80
TOTAL LIABILITIES	4,117,426.23
EQUITY	
Common Stock	0.00
Capital Contributions	3,400,000.00
Capital Receivable	0.00
Less: Repurchased Units	0.00
TIC Ownership	0.00
L.P. Distributions	0.00
G.P. Distributions	0.00
Premium on Repurch Units	0.00
Previous Period Adjmts	0.00
Member Distribution	-390,714.42
Dist. 38 to 20	0.00
Dist. 38 to 21	0.00
Dist. 37 to 22	0.00
Inter Co. PFI - PV1	0.00
Inter Co PFI - Gate 5	0.00
Inter Co PFI - Duffy	0.00
Inter Co PFI - Hamm	0.00
Inter Co PFI - 107	0.00
Inter Co PFI - 461	0.00
Inter Co PFI - 501	0.00
Inter Co PFI - 49	0.00
Inter Co PFI - 885	0.00
Inter Co. PFI - 515	0.00
Inter-Co PFI - 355	0.00
InterCo PFI - 7200	0.00
InterCo PFI-117	0.00
InterCo PFI - 7 Merry	0.00
InterCo PFI - 16914	0.00
InterCo PFI - Paul	0.00
InterCo PFI - 353	0.00
InterCo PFI - 1506	0.00
InterCo PFI - 1222	0.00
InterCo PFI - 419	0.00
Inter Co PFI - 19 Merrydale	0.00
Inter Co PFI - 1129	0.00
Inter Co PFI - 1315	0.00
Inter-Co. PFI - 1732	0.00
Inter-Co PFI-390	0.00
Inter Co PFI-santaland	0.00
Retained Earnings	-95,564.38

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Retained Earnings - Owned Properties	0.00
K1-Losses	0.00
Net Income (Loss) Current	-142,697.85
Appliance Depreciation	0.00
TOTAL EQUITY	2,771,023.35
TOTAL LIABILITIES & EQUITY	6,888,449.58
Total of All	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

Current Balance**ASSETS****CURRENT ASSETS****CASH**

1010 - Checking	20,199.67
461 Bank Acct	0.00
501 Bank Acct	0.00
1015 -Reserve Account	407,534.80
1020 OLD Clearing	0.00
PFI First Community Clearing	0.00
PISF Inc. Transfer	0.00
PFI Cash - Transfer	0.00
Money Market	0.00
Escrow Account	0.00
Fremont Checking Account	0.00
Interest Cash	0.00
Petty Cash	0.00
Cash Hammondale	0.00
Cash 461	0.00
Cash 501	0.00
TOTAL CASH	427,734.47

RECEIVABLES

Property Receivables	0.00
Loan Receivables	0.00
Other Receivables	0.00
Officer - Due to/from	0.00

ACCOUNTS RECEIVABLES

A/R Rent Due	6,824.62
A/R Other - Melissa B	0.00
A/R Other - People home equity	0.00
A/R Collections	0.00
A/R Security Deposits	0.00
TOTAL ACCOUNTS RECEIVABLES	6,824.62

RESERVES & PREPAIDS

Reserve - Insurance	1,458.78
Reserve - Improvements	0.00
Prepaid Maint. Contract	8,748.80
Prepaid - Leasing Comm.	0.00
Prepaid - Leasing Comm.	0.00
Prepaid Mortgage Interest	0.00
Prepaid Taxes	0.00
TOTAL RESERVES & PREPAIDS	10,207.58
TOTAL CURRENT ASSETS	444,766.67

Balance Sheet

Period = Jul 2020

Book = Accrual

Current Balance**FIXED ASSETS**

Land - Hammondale	0.00
Land	1,335,000.00
Land - 501	0.00
Land - PI 20 LLC	0.00
Land - 200 Gate 5	0.00
Land - Duffy	0.00
Land - 49 Ignacio	0.00
Land - 350 Ignacio Suite 200	0.00
Land - PI 21 LLC	0.00
Land 30 Clay Court	0.00
Land - 690 DeLong	0.00
Building	5,340,000.00
Fixtures & Appliances	0.00
Improvements	0.00
Additional basis	0.00
Accum Depreciation	-406,979.58
Building - 501	0.00
Accum Depreciation Building - 501	0.00
Building - PI 20	0.00
A/D Building PI 20	0.00
Building - 200 Gate 5	0.00
Open	0.00
Accum Depreciation Gate 5	0.00
Buidling Duffy Place	0.00
Accum Depreciation Duffy Place	0.00
Building 49 Ignacio	0.00
Accum Depreciation 49 Ignacio	0.00
Building - Hammondale	0.00
Accum Depr Hammondale	0.00
350 Ignacio #200	0.00
A/D 350 Ignacio #200	0.00
350 Ignacio #101	0.00
A/D 350 Ignacio #101	0.00
Building - 30 Clay Ct.	0.00
A/D 30 Clay Ct.	0.00
Building 690 DeLong	0.00
A/D Building 690 DeLong	0.00
350 Ignacio #103	0.00
A/D 350 Ingacio #103	0.00
350 Ignacio #201	0.00
350 Ignacio # 203	0.00
A/D 350 Ignacio #203	0.00
350 Ignacio #100	0.00
A/D Ignacio #100	0.00
350 Ignacio #300	0.00
A/D 350 Ignacio #300	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Furniture and Fixtures	298.63
A/D Furn. & Fixt.	0.00
Furniture & Fixt Hamm	0.00
Furniture & Fixt Gate	0.00
A/D Furn./Fixt. Hamm	0.00
A/D Furn./Fixt. Gate	0.00
Computers	0.00
A/D Computers	0.00
A/V Equipment	0.00
Vehicles	0.00
A/D Vehicles	0.00
Tenant Imp. 350 Ignacio	0.00
A/D Tenant Imp.	0.00
Acum. Gain (Loss) Gate	0.00
Accum. Gain (Loss) Hamm	0.00
Accum. Gain (Loss) 501	0.00
Accum Gain Loss - 461	0.00
Accum Depreciation Fixed Assets	0.00
NET FIXED ASSETS	6,268,319.05
 ACQUISITION ASSETS	
Closing Costs	17,805.00
A/A Closing Costs	0.00
Syndication Costs	0.00
Loan Fees	57,960.50
Accum Amort Loan Fees	-10,384.85
Personal Property	100,000.00
Accum Depreciation Personal Property	-47,638.92
Organization Costs	108,287.18
Accum Amort Organization Costs	0.00
NET ACQUISITION ASSETS	226,028.91
 CAPITALIZED IMPROVEMENTS	
Improvements Prior 2000	0.00
2001 Bathroom Improvements	0.00
2001 Kitchen Improvements	0.00
2001 Floor Improvements	0.00
2001 Window Improvements	0.00
2001 Building Improvements	0.00
2001 Roof Improvements	0.00
2001 Other Improvements	0.00
2002 Bathroom Improvements	0.00
2002 Kitchen Improvements	0.00
2002 Floor Improvements	0.00
2002 Window Improvements	0.00
2002 Building Improvements	0.00
2002 Roof Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2002 Other Improvements	0.00
2002 Improvement Salaries	0.00
2003 Bathroom Improvements	0.00
2003 Kitchen Improvements	0.00
2003 Floor Improvements	0.00
2003 Window Improvements	0.00
461-2003 Windows Improvements	0.00
501-2003 Window Improvement	0.00
2003 Building Improvements	0.00
461-2003 Building Improvements	0.00
501-2003 Building Improvements	0.00
2003 Roof Improvements	0.00
2003 Other Improvements	0.00
461-2003 Other Improvements	0.00
501-2003 Other Improvements	0.00
2004 Bathroom Improvements	0.00
2004 Kitchen Improvements	0.00
2004 Floor Improvements	0.00
461-2004 Floor Improvements	0.00
501-2004 Floor Improvements	0.00
2004 Window Improvements	0.00
461-2004 Window Improvements	0.00
501-2004 Window Improvements	0.00
2004 Building Improvements	0.00
2004 Roof Improvements	0.00
2004 Other Improvements	0.00
461-2004 Other Improvements	0.00
501-2004 Other Improvements	0.00
2005 Bathroom Improvements	0.00
2005 Kitchen Improvements	0.00
461-2005 Kitchen Improvements	0.00
501-2005 Kitchen Improvements	0.00
2005 Floor Improvements	0.00
461-2005 Floor Improvements	0.00
501-2005 Floor Improvements	0.00
2005 Window Improvements	0.00
2005 Building Improvements	0.00
2005 Roof Improvements	0.00
2005 Other Improvements	0.00
461-2005 Other Improvements	0.00
501-2005 Other Improvements	0.00
2005 Improvement Salaries	0.00
2006 Bathroom Improvements	0.00
2006 Kitchen Improvements	0.00
461-2006 Kitchen Improvements	0.00
501-2006 Kitchen Improvements	0.00
2006 Floor Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
461-2006 Floor Improvements	0.00
501-2006 Floor Improvements	0.00
2006 Window Improvements	0.00
2006 Building Improvements	0.00
461-2006 Building Improvements	0.00
501-2006 Building Improvements	0.00
2006 Roof Improvements	0.00
2006 Other Improvements	0.00
2007 Bathroom Improvements	0.00
461-2007 Bathroom Improvements	0.00
501-2007 Bathroom Improvements	0.00
2007 Kitchen Improvements	0.00
2007 Floor Improvements	0.00
461-2007 Floor Improvements	0.00
501-2007 Floor Improvements	0.00
2007 Window Improvements	0.00
2007 Building Improvements	0.00
461-2007 Building Improvements	0.00
501-2007 Building Improvements	0.00
2007 Roof Improvements	0.00
2007 Other Improvements	0.00
461-2007 Other Improvements	0.00
501-2007 Other Improvements	0.00
2008 Bathroom Improvements	0.00
461-2008 Bathrooms Improvements	0.00
501-2008 Bathroom Improvements	0.00
2008 Kitchen Improvements	0.00
461-2008 Kitchen Improvements	0.00
501-2008 Kitchen Improvements	0.00
2008 Floor Improvements	0.00
461-2008 Floor Improvements	0.00
501-2008 Floor Improvements	0.00
2008 Window Improvements	0.00
2008 Building Improvements	0.00
2008 Roof Improvements	0.00
2008 Other Improvements	0.00
461-2008 Other Improvements	0.00
501-2008 Other Improvements	0.00
2009 Bathroom Improvements	0.00
2009 Kitchen Improvements	0.00
2009 Floor Improvements	0.00
2009 Window Improvements	0.00
2009 Building Improvements	0.00
2009 Roof Improvements	0.00
2009 Other Improvements	0.00
461-2009 Other Improvements	0.00
501-2009 Other Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2010 Other Improvements	0.00
2011 Other Improvements	0.00
2012 Other Improvements	0.00
2013 Other Improvements	0.00
2013-Roof Improvement	0.00
2014 Other Improvements	0.00
2014 T/O Misc. Expense	0.00
2014 T/O Materials	0.00
2014 T/O Outside Vendor	0.00
2014 - Roof	0.00
2015 Other Improvements	0.00
T/O Misc. Exp.	0.00
2015 T/O Materiales	0.00
T/O Outside Vendor	0.00
2016 Other Improvements	0.00
2016 T/O Misc. Exp.	0.00
2016 T/O Materials	0.00
2016 T/O outside vendors	0.00
2016 Hills Assessments	0.00
2017 Other Improvements	0.00
2017 T/O Misc. Exp.	0.00
2017 T/O Materials	0.00
2017 T/O Outside Vendor	0.00
2017 Hills Assessments	0.00
2018 Other Improvements	63,478.00
2018 T/O Misc. Exp.	0.00
2018 T/O Materials	319.87
2018 T/O Outside Vendor	4,600.00
2018 Hills Assessments	0.00
2019 Other Improvements	58,662.44
2019 T/O Misc. Exp.	0.00
2019 T/O Materials	175.28
2019 T/O Outside Vendor	8,205.00
2019 Hills Assessments	0.00
2020 Other Improvements	20,148.78
2020 T/O Misc. Exp.	0.00
2020 T/O Materials	342.46
2020 T/O Outside Vendor	720.00
2020 Hills Assessments	0.00
TOTAL CAPITAL IMPROVEMENTS	156,651.83
Accum Deprec - Capital Improvements	9,917.54
NET CAPITALIZED IMPROVEMENTS	146,734.29
 OTHER ASSETS	
Security Deposits	0.00
Investment - LLC 21	0.00
Investment - LLC 24	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Investment - LLC 27	0.00
Investment - LLC 28	0.00
Investment - LLC 29	0.00
Investment - LLC 25	0.00
Investment - LLC 26	0.00
Investment - LLC 31	0.00
Investment - LLC 34	0.00
Investment - LLC 35	0.00
Investment - LLC 36	0.00
Investment LLC 37	0.00
Investment LLC 38	0.00
Investment - LLC 39	0.00
Investment - LLC 40	0.00
Investment - LLC 41	0.00
Investment - LLC 42	0.00
Investment - LLC 43	0.00
	0.00
investment - LLC 45	0.00
<i>Investment in 48</i>	<i>0.00</i>
BofA Teller Rental	0.00
Investment - 16914	0.00
Investment - Rafael Gardens	0.00
Investment - 1129 3rd Street	0.00
LP Units	0.00
Investment - US Performing Arts	0.00
Investment - Marin CoWork	0.00
Limited Liability Companies	0.00
LONG TERM RECEIVABLES	
PISF I	0.00
Duffy Due to/from	0.00
PISF III	0.00
PISF IV	0.00
PISF VI	0.00
PISF VII	0.00
PISF IX	0.00
PISF XI	0.00
PISF XII	0.00
PISF XIII	0.00
PISF XIV	0.00
PISF XV	0.00
PISF XVI	0.00
PISF XVII	0.00
PISF XVIII	0.00
461 Due To/From	0.00
501 Due/To From	0.00
Hammondale Due To/From	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
21 Due/to From	0.00
In process Lease litigation	0.00
LLC 20	0.00
LLC 21	0.00
LLC 22	0.00
LLC 23	0.00
LLC 24	0.00
LLC 25	0.00
LLC 26	0.00
LLC 27	0.00
LLC 28	0.00
LLC 29	0.00
LLC 30	0.00
LLC 30	0.00
LLC 31	0.00
LLC 32	0.00
LLC 33	0.00
LLC 34	0.00
LLC 35	0.00
LLC 36	0.00
LLC 37	0.00
LLC 38	0.00
LLC 39	0.00
LLC 40	0.00
LLC 41	0.00
LLC 42	0.00
LLC 43	0.00
LLC 44	0.00
LLC 45	0.00
LLC 46	0.00
LLC 47	0.00
LLC 48	0.00
Due to/from LLC 49	0.00
PI LLC 50	0.00
PI 51 LLC	0.00
Due to/from Gate 5	0.00
PV 1 Due to/from	0.00
885 Due to/from	0.00
107 Due to/from	0.00
481 Due to/from	0.00
515 Due to/from	0.00
300 Due to/From PISF	0.00
Paul Drive Due to/from	0.00
353 BMK due to/from	0.00
49 Ignacio due to/from	0.00
Due To/From GP	-353,000.00
Due To/From 16914	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Due To/From PISF, Inc.	0.00
Due To/From PIM	0.00
Note Receivable	0.00
7200 Redwood Due to/From	0.00
355 Due to / from	0.00
Due to/from 350 Ignacio Assoc.	0.00
1222 Due to/from	0.00
419 Prospect due to/from	0.00
TOTAL LONG TERM RECEIVABLES	-353,000.00
TOTAL ASSETS	6,732,848.92
LIABILITIES & EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	10,857.14
Deferred Revenue	0.00
Unearned Rent	17,755.39
FTB Taxes Payable	0.00
PPP Loan	0.00
Property Tax Payable	7,222.81
Insurance Payable	0.00
Accrued Expenses	0.00
TOTAL CURRENT LIABILITIES	35,835.34
LONG TERM LIABILITIES	
Notes Payable	0.00
Notes Payable LLC 48	0.00
Deed of Trust Payable	0.00
Accrued Interest	0.00
Security Deposits Liability	34,677.80
Security Deposit Clearing	0.00
Pet Deposit Payable	0.00
Unearned Income	0.00
Mortgage Payable	4,065,000.00
1st Mortgage 461	0.00
2nd Mortgage 461	0.00
1st Mortgage 501	0.00
1st Deed 350, Suite 201	0.00
2nd Deed 350, Suite 201	0.00
1st Deed 350, Suite 200	0.00
First Mortgage 350 Suite 203	0.00
1st Deed 350 Suites 101, 103	0.00
Other Liabilities	0.00
Accum K-1 Losses	0.00
1st Mortgage Gate 5	0.00
2nd Deed Gate 5	0.00
1st Mortgage Duffy Place	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2nd Deed Duffy Place	0.00
1st Mortgage 49 Ignacio	0.00
2nd Deed 49 Ignacio	0.00
TOTAL LONG TERM LIABILITIES	4,099,677.80
TOTAL LIABILITIES	4,135,513.14
EQUITY	
Common Stock	0.00
Capital Contributions	3,400,000.00
Capital Receivable	0.00
Less: Repurchased Units	0.00
TIC Ownership	0.00
L.P. Distributions	0.00
G.P. Distributions	0.00
Premium on Repurch Units	0.00
Previous Period Adjmts	-22,157.00
Member Distribution	-492,714.42
Dist. 38 to 20	0.00
Dist. 38 to 21	0.00
Dist. 37 to 22	0.00
Inter Co. PFI - PV1	0.00
Inter Co PFI - Gate 5	0.00
Inter Co PFI - Duffy	0.00
Inter Co PFI - Hamm	0.00
Inter Co PFI - 107	0.00
Inter Co PFI - 461	0.00
Inter Co PFI - 501	0.00
Inter Co PFI - 49	0.00
Inter Co PFI - 885	0.00
Inter Co. PFI - 515	0.00
Inter-Co PFI - 355	0.00
InterCo PFI - 7200	0.00
InterCo PFI-117	0.00
InterCo PFI - 7 Merry	0.00
InterCo PFI - 16914	0.00
InterCo PFI - Paul	0.00
InterCo PFI - 353	0.00
InterCo PFI - 1506	0.00
InterCo PFI - 1222	0.00
InterCo PFI - 419	0.00
Inter Co PFI - 19 Merrydale	0.00
Inter Co PFI - 1129	0.00
Inter Co PFI - 1315	0.00
Inter-Co. PFI - 1732	0.00
Inter-Co PFI-390	0.00
Inter Co PFI-santaland	0.00
Retained Earnings	-238,262.23

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Retained Earnings - Owned Properties	0.00
K1-Losses	0.00
Net Income (Loss) Current	-49,530.57
Appliance Depreciation	0.00
TOTAL EQUITY	2,597,335.78
TOTAL LIABILITIES & EQUITY	6,732,848.92
Total of All	0.00

Exhibit A-2: Statement of Income (*Loss*) for **Professional Investors 37, LLC** for period ending 9/2/2020

[Provide a statement of income (*loss*) for the following periods:

(i) For the initial report:

- a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and
- b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	528,240.66	86.49	528,240.66	86.49
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	45,601.78	7.47	45,601.78	7.47
Prior Year Recovery Income	11,008.77	1.80	11,008.77	1.80
Utility Income	3,731.45	0.61	3,731.45	0.61
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	22,157.00	3.63	22,157.00	3.63
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	610,739.66	100.00	610,739.66	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	66,725.20	10.93	66,725.20	10.93
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	5,438.97	0.89	5,438.97	0.89
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	21,062.21	3.45	21,062.21	3.45

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	93,226.38	15.26	93,226.38	15.26
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	5,215.21	0.85	5,215.21	0.85
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	4,748.50	0.78	4,748.50	0.78
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	280.00	0.05	280.00	0.05
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	10,243.71	1.68	10,243.71	1.68
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	31,667.69	5.19	31,667.69	5.19
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	480.00	0.08	480.00	0.08
TOTAL MANAGEMENT E...	32,147.69	5.26	32,147.69	5.26
UTILITIES EXPENSE				
Gas & Electricity	9,262.24	1.52	9,262.24	1.52
Utilities Credits or rebates	-1,750.00	-0.29	-1,750.00	-0.29
Sewer	0.00	0.00	0.00	0.00
Water	5,194.41	0.85	5,194.41	0.85
Garbage & Trash Removal	2,193.06	0.36	2,193.06	0.36
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	3,296.91	0.54	3,296.91	0.54
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	18,196.62	2.98	18,196.62	2.98
REPAIRS & MAINTENANCE				
R&M Unit	0.00	0.00	0.00	0.00
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	0.00	0.00	0.00	0.00
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	3,268.50	0.54	3,268.50	0.54
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	900.00	0.15	900.00	0.15
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	756.59	0.12	756.59	0.12
R&M - Electrical Supplies	476.51	0.08	476.51	0.08
R&M - Landscaping Supplies	1,329.39	0.22	1,329.39	0.22
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	1,036.03	0.17	1,036.03	0.17
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	-626.55	-0.10	-626.55	-0.10
Locks & Keys	1,107.55	0.18	1,107.55	0.18
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	8,248.02	1.35	8,248.02	1.35

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	383.79	0.06	383.79	0.06
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	1,646.16	0.27	1,646.16	0.27
Contract - Electrical & Lighting	2,500.00	0.41	2,500.00	0.41
Contract - HVAC Maint.	27,929.00	4.57	27,929.00	4.57
Contract R&M	10,762.06	1.76	10,762.06	1.76
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	10,928.00	1.79	10,928.00	1.79
Contract - Painting	4,230.00	0.69	4,230.00	0.69
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	18,948.39	3.10	18,948.39	3.10
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	12,087.13	1.98	12,087.13	1.98
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	89,414.53	14.64	89,414.53	14.64
TAXES				
Real Estate Taxes	89,621.80	14.67	89,621.80	14.67
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	89,621.80	14.67	89,621.80	14.67
INSURANCE EXPENSE				
Package Insurance	9,738.12	1.59	9,738.12	1.59
Earthquake Insurance	5,149.18	0.84	5,149.18	0.84
Umbrella Insurance	681.00	0.11	681.00	0.11
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	15,568.30	2.55	15,568.30	2.55
TOTAL OPERATING EXPENSES	356,667.05	58.40	356,667.05	58.40
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	-19.50	0.00	-19.50	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	-231.50	-0.04	-231.50	-0.04
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	-607.85	-0.10	-607.85	-0.10
Miscellaneous Income	-1,251.21	-0.20	-1,251.21	-0.20
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	-3,413.04	-0.56	-3,413.04	-0.56
TOTAL OTHER INCOME	-5,523.10	-0.90	-5,523.10	-0.90
NET OPERATING INCOME	259,595.71	42.51	259,595.71	42.51
DEBT SERVICE EXPENSE				
Mortgage Interest	203,250.00	33.28	203,250.00	33.28
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	203,250.00	33.28	203,250.00	33.28
NET INC.BEFORE DEP.& TAX	56,345.71	9.23	56,345.71	9.23
DEPREC. & AMORT. EXPENSES				
Building Depreciation	169,523.76	27.76	169,523.76	27.76
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	20,000.04	3.27	20,000.04	3.27
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	2,928.96	0.48	2,928.96	0.48
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	3,795.96	0.62	3,795.96	0.62

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	196,248.72	32.13	196,248.72	32.13
NET INC.(LOSS) BEF.TAXES	-139,903.01	-22.91	-139,903.01	-22.91
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	2,794.84	0.46	2,794.84	0.46
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	2,794.84	0.46	2,794.84	0.46
NET INCOME (LOSS)BK	-142,697.85	-23.36	-142,697.85	-23.36
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	317,264.30	90.21	317,264.30	90.21
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	30,045.52	8.54	30,045.52	8.54
Prior Year Recovery Income	271.79	0.08	271.79	0.08
Utility Income	4,117.64	1.17	4,117.64	1.17
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	351,699.25	100.00	351,699.25	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	11,213.76	3.19	11,213.76	3.19
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	930.34	0.26	930.34	0.26
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	9,881.34	2.81	9,881.34	2.81

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	22,025.44	6.26	22,025.44	6.26
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	3,291.75	0.94	3,291.75	0.94
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	418.00	0.12	418.00	0.12
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	600.00	0.17	600.00	0.17
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	4,309.75	1.23	4,309.75	1.23
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	18,839.87	5.36	18,839.87	5.36
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	100.00	0.03	100.00	0.03
TOTAL MANAGEMENT E...	18,939.87	5.39	18,939.87	5.39
UTILITIES EXPENSE				
Gas & Electricity	8,748.53	2.49	8,748.53	2.49
Utilities Credits or rebates	-1,078.76	-0.31	-1,078.76	-0.31
Sewer	0.00	0.00	0.00	0.00
Water	2,704.07	0.77	2,704.07	0.77
Garbage & Trash Removal	1,329.51	0.38	1,329.51	0.38
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	1,870.35	0.53	1,870.35	0.53
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	13,573.70	3.86	13,573.70	3.86
REPAIRS & MAINTENANCE				
R&M Unit	3,804.85	1.08	3,804.85	1.08
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	707.75	0.20	707.75	0.20
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	808.00	0.23	808.00	0.23
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	1,566.35	0.45	1,566.35	0.45
R&M - Miscellaneous	585.75	0.17	585.75	0.17
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	1,053.50	0.30	1,053.50	0.30
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	1,120.00	0.32	1,120.00	0.32
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	0.00	0.00	0.00	0.00
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	244.81	0.07	244.81	0.07
R&M - Electrical Supplies	59.80	0.02	59.80	0.02
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	2,121.56	0.60	2,121.56	0.60
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	930.57	0.26	930.57	0.26
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	35.50	0.01	35.50	0.01

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	925.84	0.26	925.84	0.26
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	21.68	0.01	21.68	0.01
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	13,985.96	3.98	13,985.96	3.98

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	287.00	0.08	287.00	0.08
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	6,814.00	1.94	6,814.00	1.94
Contract R&M	150.00	0.04	150.00	0.04
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	6,858.00	1.95	6,858.00	1.95
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	525.00	0.15	525.00	0.15
Contract - Landscaping	5,160.00	1.47	5,160.00	1.47
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	6,711.22	1.91	6,711.22	1.91
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	724.00	0.21	724.00	0.21
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	27,229.22	7.74	27,229.22	7.74
TAXES				
Real Estate Taxes	51,212.27	14.56	51,212.27	14.56
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	51,212.27	14.56	51,212.27	14.56
INSURANCE EXPENSE				
Package Insurance	9,013.27	2.56	9,013.27	2.56
Earthquake Insurance	3,173.31	0.90	3,173.31	0.90
Umbrella Insurance	536.90	0.15	536.90	0.15
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	12,723.48	3.62	12,723.48	3.62
TOTAL OPERATING EXPENSES	163,999.69	46.63	163,999.69	46.63
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	-190.50	-0.05	-190.50	-0.05
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	-1,711.25	-0.49	-1,711.25	-0.49
TOTAL OTHER INCOME	-1,901.75	-0.54	-1,901.75	-0.54
NET OPERATING INCOME	189,601.31	53.91	189,601.31	53.91
DEBT SERVICE EXPENSE				
Mortgage Interest	118,562.50	33.71	118,562.50	33.71
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	118,562.50	33.71	118,562.50	33.71
NET INC.BEFORE DEP.& TAX	71,038.81	20.20	71,038.81	20.20
DEPREC. & AMORT. EXPENSES				
Building Depreciation	96,187.00	27.35	96,187.00	27.35
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	12,638.85	3.59	12,638.85	3.59
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	6,301.61	1.79	6,301.61	1.79
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	3,741.92	1.06	3,741.92	1.06

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	118,869.38	33.80	118,869.38	33.80
NET INC.(LOSS) BEF.TAXES	-47,830.57	-13.60	-47,830.57	-13.60
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	1,700.00	0.48	1,700.00	0.48
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	1,700.00	0.48	1,700.00	0.48
NET INCOME (LOSS)BK	-49,530.57	-14.08	-49,530.57	-14.08
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Exhibit A-3: Statement of Cash Flows for **Professional Investors 37, LLC** for period ending **9/2/2020**

[Provide a statement of changes in cash position for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.



Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	528,240.66	86.49	528,240.66	86.49
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	45,601.78	7.47	45,601.78	7.47
Prior Year Recovery Income	11,008.77	1.80	11,008.77	1.80
Utility Income	3,731.45	0.61	3,731.45	0.61
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	22,157.00	3.63	22,157.00	3.63
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	610,739.66	100.00	610,739.66	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	66,725.20	10.93	66,725.20	10.93
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	5,438.97	0.89	5,438.97	0.89
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	21,062.21	3.45	21,062.21	3.45

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	93,226.38	15.26	93,226.38	15.26
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	5,215.21	0.85	5,215.21	0.85
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	4,748.50	0.78	4,748.50	0.78
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	280.00	0.05	280.00	0.05
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	10,243.71	1.68	10,243.71	1.68
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	31,667.69	5.19	31,667.69	5.19
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	480.00	0.08	480.00	0.08
TOTAL MANAGEMENT E...	32,147.69	5.26	32,147.69	5.26
UTILITIES EXPENSE				
Gas & Electricity	9,262.24	1.52	9,262.24	1.52
Utilities Credits or rebates	-1,750.00	-0.29	-1,750.00	-0.29
Sewer	0.00	0.00	0.00	0.00
Water	5,194.41	0.85	5,194.41	0.85
Garbage & Trash Removal	2,193.06	0.36	2,193.06	0.36
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	3,296.91	0.54	3,296.91	0.54
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	18,196.62	2.98	18,196.62	2.98
REPAIRS & MAINTENANCE				
R&M Unit	0.00	0.00	0.00	0.00
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	0.00	0.00	0.00	0.00
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	3,268.50	0.54	3,268.50	0.54
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	900.00	0.15	900.00	0.15
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	756.59	0.12	756.59	0.12
R&M - Electrical Supplies	476.51	0.08	476.51	0.08
R&M - Landscaping Supplies	1,329.39	0.22	1,329.39	0.22
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	1,036.03	0.17	1,036.03	0.17
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	-626.55	-0.10	-626.55	-0.10
Locks & Keys	1,107.55	0.18	1,107.55	0.18
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	8,248.02	1.35	8,248.02	1.35

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	383.79	0.06	383.79	0.06
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	1,646.16	0.27	1,646.16	0.27
Contract - Electrical & Lighting	2,500.00	0.41	2,500.00	0.41
Contract - HVAC Maint.	27,929.00	4.57	27,929.00	4.57
Contract R&M	10,762.06	1.76	10,762.06	1.76
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	10,928.00	1.79	10,928.00	1.79
Contract - Painting	4,230.00	0.69	4,230.00	0.69
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	18,948.39	3.10	18,948.39	3.10
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	12,087.13	1.98	12,087.13	1.98
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	89,414.53	14.64	89,414.53	14.64
TAXES				
Real Estate Taxes	89,621.80	14.67	89,621.80	14.67
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	89,621.80	14.67	89,621.80	14.67
INSURANCE EXPENSE				
Package Insurance	9,738.12	1.59	9,738.12	1.59
Earthquake Insurance	5,149.18	0.84	5,149.18	0.84
Umbrella Insurance	681.00	0.11	681.00	0.11
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	15,568.30	2.55	15,568.30	2.55
TOTAL OPERATING EXPENSES	356,667.05	58.40	356,667.05	58.40
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	-19.50	0.00	-19.50	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	-231.50	-0.04	-231.50	-0.04
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	-607.85	-0.10	-607.85	-0.10
Miscellaneous Income	-1,251.21	-0.20	-1,251.21	-0.20
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	-3,413.04	-0.56	-3,413.04	-0.56
TOTAL OTHER INCOME	-5,523.10	-0.90	-5,523.10	-0.90
NET OPERATING INCOME	259,595.71	42.51	259,595.71	42.51
DEBT SERVICE EXPENSE				
Mortgage Interest	203,250.00	33.28	203,250.00	33.28
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	203,250.00	33.28	203,250.00	33.28
NET INC.BEFORE DEP.& TAX	56,345.71	9.23	56,345.71	9.23
DEPREC. & AMORT. EXPENSES				
Building Depreciation	169,523.76	27.76	169,523.76	27.76
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	20,000.04	3.27	20,000.04	3.27
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	2,928.96	0.48	2,928.96	0.48
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	3,795.96	0.62	3,795.96	0.62

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	196,248.72	32.13	196,248.72	32.13
NET INC.(LOSS) BEF.TAXES	-139,903.01	-22.91	-139,903.01	-22.91
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	2,794.84	0.46	2,794.84	0.46
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	2,794.84	0.46	2,794.84	0.46
NET INCOME (LOSS)BK	-142,697.85	-23.36	-142,697.85	-23.36
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00
Adjustments				
Outside Management Income	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0.00
Period to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	2,713.49	8,107.40	5,393.91	
1015 -Reserve Account	402,410.51	405,823.55	3,413.04	
Total Cash	405,124.00	413,930.95	8,806.95	
Year to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	2,713.49	8,107.40	5,393.91	
1015 -Reserve Account	402,410.51	405,823.55	3,413.04	
Total Cash	405,124.00	413,930.95	8,806.95	

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	317,264.30	90.21	317,264.30	90.21
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	30,045.52	8.54	30,045.52	8.54
Prior Year Recovery Income	271.79	0.08	271.79	0.08
Utility Income	4,117.64	1.17	4,117.64	1.17
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	351,699.25	100.00	351,699.25	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	11,213.76	3.19	11,213.76	3.19
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	930.34	0.26	930.34	0.26
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	9,881.34	2.81	9,881.34	2.81

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	22,025.44	6.26	22,025.44	6.26
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	3,291.75	0.94	3,291.75	0.94
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	418.00	0.12	418.00	0.12
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	600.00	0.17	600.00	0.17
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	4,309.75	1.23	4,309.75	1.23
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	18,839.87	5.36	18,839.87	5.36
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	100.00	0.03	100.00	0.03
TOTAL MANAGEMENT E...	18,939.87	5.39	18,939.87	5.39
UTILITIES EXPENSE				
Gas & Electricity	8,748.53	2.49	8,748.53	2.49
Utilities Credits or rebates	-1,078.76	-0.31	-1,078.76	-0.31
Sewer	0.00	0.00	0.00	0.00
Water	2,704.07	0.77	2,704.07	0.77
Garbage & Trash Removal	1,329.51	0.38	1,329.51	0.38
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	1,870.35	0.53	1,870.35	0.53
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	13,573.70	3.86	13,573.70	3.86
REPAIRS & MAINTENANCE				
R&M Unit	3,804.85	1.08	3,804.85	1.08
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	707.75	0.20	707.75	0.20
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	808.00	0.23	808.00	0.23
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	1,566.35	0.45	1,566.35	0.45
R&M - Miscellaneous	585.75	0.17	585.75	0.17
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	1,053.50	0.30	1,053.50	0.30
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	1,120.00	0.32	1,120.00	0.32
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	0.00	0.00	0.00	0.00
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	244.81	0.07	244.81	0.07
R&M - Electrical Supplies	59.80	0.02	59.80	0.02
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	2,121.56	0.60	2,121.56	0.60
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	930.57	0.26	930.57	0.26
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	35.50	0.01	35.50	0.01

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	925.84	0.26	925.84	0.26
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	21.68	0.01	21.68	0.01
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	13,985.96	3.98	13,985.96	3.98

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	287.00	0.08	287.00	0.08
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	6,814.00	1.94	6,814.00	1.94
Contract R&M	150.00	0.04	150.00	0.04
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	6,858.00	1.95	6,858.00	1.95
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	525.00	0.15	525.00	0.15
Contract - Landscaping	5,160.00	1.47	5,160.00	1.47
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	6,711.22	1.91	6,711.22	1.91
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	724.00	0.21	724.00	0.21
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	27,229.22	7.74	27,229.22	7.74
TAXES				
Real Estate Taxes	51,212.27	14.56	51,212.27	14.56
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	51,212.27	14.56	51,212.27	14.56
INSURANCE EXPENSE				
Package Insurance	9,013.27	2.56	9,013.27	2.56
Earthquake Insurance	3,173.31	0.90	3,173.31	0.90
Umbrella Insurance	536.90	0.15	536.90	0.15
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	12,723.48	3.62	12,723.48	3.62
TOTAL OPERATING EXPENSES	163,999.69	46.63	163,999.69	46.63
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	-190.50	-0.05	-190.50	-0.05
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	-1,711.25	-0.49	-1,711.25	-0.49
TOTAL OTHER INCOME	-1,901.75	-0.54	-1,901.75	-0.54
NET OPERATING INCOME	189,601.31	53.91	189,601.31	53.91
DEBT SERVICE EXPENSE				
Mortgage Interest	118,562.50	33.71	118,562.50	33.71
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	118,562.50	33.71	118,562.50	33.71
NET INC.BEFORE DEP.& TAX	71,038.81	20.20	71,038.81	20.20
DEPREC. & AMORT. EXPENSES				
Building Depreciation	96,187.00	27.35	96,187.00	27.35
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	12,638.85	3.59	12,638.85	3.59
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	6,301.61	1.79	6,301.61	1.79
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	3,741.92	1.06	3,741.92	1.06

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	118,869.38	33.80	118,869.38	33.80
NET INC.(LOSS) BEF.TAXES	-47,830.57	-13.60	-47,830.57	-13.60
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	1,700.00	0.48	1,700.00	0.48
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	1,700.00	0.48	1,700.00	0.48
NET INCOME (LOSS)BK	-49,530.57	-14.08	-49,530.57	-14.08
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00
Adjustments				
Outside Management Income	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0.00

Period to Date	Beginning Balance	Ending Balance	Difference
1010 - Checking	8,107.40	20,199.67	12,092.27
1015 -Reserve Account	405,823.55	407,534.80	1,711.25
Total Cash	413,930.95	427,734.47	13,803.52

Year to Date	Beginning Balance	Ending Balance	Difference
1010 - Checking	8,107.40	20,199.67	12,092.27
1015 -Reserve Account	405,823.55	407,534.80	1,711.25
Total Cash	413,930.95	427,734.47	13,803.52

Exhibit A-4: Statement of Changes in Shareholders'/Partners' Equity (*Deficit*) for Professional Investors 37, LLC for period ending 9/2/2020

[Provide a statement of changes in shareholders'/partners equity (*deficit*) for the following periods:

(i) For the initial report:

a.the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b.the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The Debtor's professionals are in the process of conducting a forensic review of the Debtor's and controlled entities' records necessary to determine changes in the shareholders'/partners' equity ownership for the controlled entities. The Debtor will submit an updated report to the Court once this information is available.



Exhibit B: Description of Operations for Professional Investors 37, LLC

[Describe the nature and extent of the Debtor's interest in the Controlled Non-Debtor Entity.

Describe the business conducted and intended to be conducted by the Controlled Non-Debtor Entity, focusing on the entity's dominant business segments.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

The Controlled Non-Debtor Entity owns a residential property which is operated by PFI. The units are leased as residences to tenants.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit C: Description of Intercompany Claims

[List and describe the Controlled Non-Debtor Entity's claims against any other Controlled Non-Debtor Entity, together with the basis for such claims and whether each claim is contingent, unliquidated or disputed.]

Describe the source of this information.]

The source of this information is derived for the companies' Accounting System.

The companies' books show no intercompany claim.

Exhibit D: Allocation of Tax Liabilities and Assets

[Describe how income, losses, tax payments, tax refunds, or other tax attributes relating to federal, state, or local taxes have been allocated between or among the Controlled Non-Debtor Entity and one or more other Controlled Non-Debtor Entities.

Include a copy of each tax sharing or tax allocation agreement to which the entity is a party with any other Controlled Non-Debtor Entity.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System and conversations with the remaining employees of the company.

Tax liabilities are not allocated among or between any other Controlled Non-Debtor Entity.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit E: Description of Controlled Non-Debtor Entity's payments of Administrative Expenses, or Professional Fees otherwise payable by a Debtor

[Describe any payment made, or obligations incurred (or claims purchased), by the Controlled Non-Debtor Entity in connection with any claims, administrative expenses, or professional fees that have been or could be asserted against any Debtor.


Describe the source of this information.]

Based on a review of the Non-Debtor Entity's Accounting System records and conversations with current employees, the Debtor is not aware of any payments made or obligations incurred by the Controlled Non-Debtor Entity that would otherwise be payable by Debtor.



Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

 Exhibit A: Financial Statements for Professional Investors 38, LLC

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit A-1: Balance Sheet for Professional Investors 38, LLC as of 9/2/2020

[Provide a balance sheet dated as of the end of the most recent 3-month period of the current fiscal year and as of the end of the preceding fiscal year.]

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.



Balance Sheet

Period = Dec 2019

Book = Accrual

Current Balance**ASSETS****CURRENT ASSETS****CASH**

1010 - Checking	394,340.99
461 Bank Acct	0.00
501 Bank Acct	0.00
1015 -Reserve Account	1,000,000.00
1020 OLD Clearing	0.00
PFI First Community Clearing	0.00
PISF Inc. Transfer	0.00
PFI Cash - Transfer	0.00
Money Market	0.00
Escrow Account	0.00
Fremont Checking Account	0.00
Interest Cash	0.00
Petty Cash	0.00
Cash Hammondale	0.00
Cash 461	0.00
Cash 501	0.00
TOTAL CASH	1,394,340.99

RECEIVABLES

Property Receivables	0.00
Loan Receivables	0.00
Other Receivables	0.00
Officer - Due to/from	0.00

ACCOUNTS RECEIVABLES

A/R Rent Due	10,534.04
A/R Other - Melissa B	0.00
A/R Other - People home equity	0.00
A/R Collections	0.00
A/R Security Deposits	0.00
TOTAL ACCOUNTS RECEIVABLES	10,534.04

RESERVES & PREPAIDS

Reserve - Insurance	1,845.47
Reserve - Improvements	0.00
Prepaid Maint. Contract	5,053.60
Prepaid - Leasing Comm.	0.00
Prepaid - Leasing Comm.	0.00
Prepaid Mortgage Interest	0.00
Prepaid Taxes	0.00
TOTAL RESERVES & PREPAIDS	6,899.07
TOTAL CURRENT ASSETS	1,411,774.10

Balance Sheet

Period = Dec 2019

Book = Accrual

Current Balance**FIXED ASSETS**

Land - Hammondale	0.00
Land	3,530,000.00
Land - 501	0.00
Land - PI 20 LLC	0.00
Land - 200 Gate 5	0.00
Land - Duffy	0.00
Land - 49 Ignacio	0.00
Land - 350 Ignacio Suite 200	0.00
Land - PI 21 LLC	0.00
Land 30 Clay Court	0.00
Land - 690 DeLong	0.00
Building	15,120,000.00
Fixtures & Appliances	0.00
Improvements	0.00
Additional basis	0.00
Accum Depreciation	-880,818.17
Building - 501	0.00
Accum Depreciation Building - 501	0.00
Building - PI 20	0.00
A/D Building PI 20	0.00
Building - 200 Gate 5	0.00
Open	0.00
Accum Depreciation Gate 5	0.00
Buidling Duffy Place	0.00
Accum Depreciation Duffy Place	0.00
Building 49 Ignacio	0.00
Accum Depreciation 49 Ignacio	0.00
Building - Hammondale	0.00
Accum Depr Hammondale	0.00
350 Ignacio #200	0.00
A/D 350 Ignacio #200	0.00
350 Ignacio #101	0.00
A/D 350 Ignacio #101	0.00
Building - 30 Clay Ct.	0.00
A/D 30 Clay Ct.	0.00
Building 690 DeLong	0.00
A/D Building 690 DeLong	0.00
350 Ignacio #103	0.00
A/D 350 Ingacio #103	0.00
350 Ignacio #201	0.00
350 Ignacio # 203	0.00
A/D 350 Ignacio #203	0.00
350 Ignacio #100	0.00
A/D Ignacio #100	0.00
350 Ignacio #300	0.00
A/D 350 Ignacio #300	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Furniture and Fixtures	0.00
A/D Furn. & Fixt.	0.00
Furniture & Fixt Hamm	0.00
Furniture & Fixt Gate	0.00
A/D Furn./Fixt. Hamm	0.00
A/D Furn./Fixt. Gate	0.00
Computers	0.00
A/D Computers	0.00
A/V Equipment	0.00
Vehicles	0.00
A/D Vehicles	0.00
Tenant Imp. 350 Ignacio	0.00
A/D Tenant Imp.	0.00
Acum. Gain (Loss) Gate	0.00
Accum. Gain (Loss) Hamm	0.00
Accum. Gain (Loss) 501	0.00
Accum Gain Loss - 461	0.00
Accum Depreciation Fixed Assets	0.00
NET FIXED ASSETS	17,769,181.83
 ACQUISITION ASSETS	
Closing Costs	24,440.13
A/A Closing Costs	0.00
Syndication Costs	0.00
Loan Fees	437,551.00
Accum Amort Loan Fees	-156,756.34
Personal Property	250,000.00
Accum Depreciation Personal Property	-135,405.35
Organization Costs	4,000.00
Accum Amort Organization Costs	0.00
NET ACQUISITION ASSETS	423,829.44
 CAPITALIZED IMPROVEMENTS	
Improvements Prior 2000	0.00
2001 Bathroom Improvements	0.00
2001 Kitchen Improvements	0.00
2001 Floor Improvements	0.00
2001 Window Improvements	0.00
2001 Building Improvements	0.00
2001 Roof Improvements	0.00
2001 Other Improvements	0.00
2002 Bathroom Improvements	0.00
2002 Kitchen Improvements	0.00
2002 Floor Improvements	0.00
2002 Window Improvements	0.00
2002 Building Improvements	0.00
2002 Roof Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2002 Other Improvements	0.00
2002 Improvement Salaries	0.00
2003 Bathroom Improvements	0.00
2003 Kitchen Improvements	0.00
2003 Floor Improvements	0.00
2003 Window Improvements	0.00
461-2003 Windows Improvements	0.00
501-2003 Window Improvement	0.00
2003 Building Improvements	0.00
461-2003 Building Improvements	0.00
501-2003 Building Improvements	0.00
2003 Roof Improvements	0.00
2003 Other Improvements	0.00
461-2003 Other Improvements	0.00
501-2003 Other Improvements	0.00
2004 Bathroom Improvements	0.00
2004 Kitchen Improvements	0.00
2004 Floor Improvements	0.00
461-2004 Floor Improvements	0.00
501-2004 Floor Improvements	0.00
2004 Window Improvements	0.00
461-2004 Window Improvements	0.00
501-2004 Window Improvements	0.00
2004 Building Improvements	0.00
2004 Roof Improvements	0.00
2004 Other Improvements	0.00
461-2004 Other Improvements	0.00
501-2004 Other Improvements	0.00
2005 Bathroom Improvements	0.00
2005 Kitchen Improvements	0.00
461-2005 Kitchen Improvements	0.00
501-2005 Kitchen Improvements	0.00
2005 Floor Improvements	0.00
461-2005 Floor Improvements	0.00
501-2005 Floor Improvements	0.00
2005 Window Improvements	0.00
2005 Building Improvements	0.00
2005 Roof Improvements	0.00
2005 Other Improvements	0.00
461-2005 Other Improvements	0.00
501-2005 Other Improvements	0.00
2005 Improvement Salaries	0.00
2006 Bathroom Improvements	0.00
2006 Kitchen Improvements	0.00
461-2006 Kitchen Improvements	0.00
501-2006 Kitchen Improvements	0.00
2006 Floor Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
461-2006 Floor Improvements	0.00
501-2006 Floor Improvements	0.00
2006 Window Improvements	0.00
2006 Building Improvements	0.00
461-2006 Building Improvements	0.00
501-2006 Building Improvements	0.00
2006 Roof Improvements	0.00
2006 Other Improvements	0.00
2007 Bathroom Improvements	0.00
461-2007 Bathroom Improvements	0.00
501-2007 Bathroom Improvements	0.00
2007 Kitchen Improvements	0.00
2007 Floor Improvements	0.00
461-2007 Floor Improvements	0.00
501-2007 Floor Improvements	0.00
2007 Window Improvements	0.00
2007 Building Improvements	0.00
461-2007 Building Improvements	0.00
501-2007 Building Improvements	0.00
2007 Roof Improvements	0.00
2007 Other Improvements	0.00
461-2007 Other Improvements	0.00
501-2007 Other Improvements	0.00
2008 Bathroom Improvements	0.00
461-2008 Bathrooms Improvements	0.00
501-2008 Bathroom Improvements	0.00
2008 Kitchen Improvements	0.00
461-2008 Kitchen Improvements	0.00
501-2008 Kitchen Improvements	0.00
2008 Floor Improvements	0.00
461-2008 Floor Improvements	0.00
501-2008 Floor Improvements	0.00
2008 Window Improvements	0.00
2008 Building Improvements	0.00
2008 Roof Improvements	0.00
2008 Other Improvements	0.00
461-2008 Other Improvements	0.00
501-2008 Other Improvements	0.00
2009 Bathroom Improvements	0.00
2009 Kitchen Improvements	0.00
2009 Floor Improvements	0.00
2009 Window Improvements	0.00
2009 Building Improvements	0.00
2009 Roof Improvements	0.00
2009 Other Improvements	0.00
461-2009 Other Improvements	0.00
501-2009 Other Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2010 Other Improvements	0.00
2011 Other Improvements	0.00
2012 Other Improvements	0.00
2013 Other Improvements	0.00
2013-Roof Improvement	0.00
2014 Other Improvements	0.00
2014 T/O Misc. Expense	0.00
2014 T/O Materials	0.00
2014 T/O Outside Vendor	0.00
2014 - Roof	0.00
2015 Other Improvements	0.00
T/O Misc. Exp.	0.00
2015 T/O Materiales	0.00
T/O Outside Vendor	0.00
2016 Other Improvements	0.00
2016 T/O Misc. Exp.	0.00
2016 T/O Materials	0.00
2016 T/O outside vendors	0.00
2016 Hills Assessments	0.00
2017 Other Improvements	0.00
2017 T/O Misc. Exp.	0.00
2017 T/O Materials	0.00
2017 T/O Outside Vendor	0.00
2017 Hills Assessments	0.00
2018 Other Improvements	305,056.57
2018 T/O Misc. Exp.	0.00
2018 T/O Materials	3,156.39
2018 T/O Outside Vendor	12,250.00
2018 Hills Assessments	0.00
2019 Other Improvements	147,589.46
2019 T/O Misc. Exp.	832.87
2019 T/O Materials	0.00
2019 T/O Outside Vendor	7,790.00
2019 Hills Assessments	0.00
2020 Other Improvements	0.00
2020 T/O Misc. Exp.	0.00
2020 T/O Materials	0.00
2020 T/O Outside Vendor	0.00
2020 Hills Assessments	0.00
TOTAL CAPITAL IMPROVEMENTS	476,675.29
Accum Deprec - Capital Improvements	124,090.62
NET CAPITALIZED IMPROVEMENTS	352,584.67
 OTHER ASSETS	
Security Deposits	0.00
Investment - LLC 21	0.00
Investment - LLC 24	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Investment - LLC 27	0.00
Investment - LLC 28	0.00
Investment - LLC 29	0.00
Investment - LLC 25	0.00
Investment - LLC 26	0.00
Investment - LLC 31	0.00
Investment - LLC 34	0.00
Investment - LLC 35	0.00
Investment - LLC 36	0.00
Investment LLC 37	0.00
Investment LLC 38	0.00
Investment - LLC 39	0.00
Investment - LLC 40	0.00
Investment - LLC 41	0.00
Investment - LLC 42	0.00
Investment - LLC 43	0.00
	0.00
investment - LLC 45	0.00
<i>Investment in 48</i>	<i>0.00</i>
BofA Teller Rental	0.00
Investment - 16914	0.00
Investment - Rafael Gardens	0.00
Investment - 1129 3rd Street	0.00
LP Units	0.00
Investment - US Performing Arts	0.00
Investment - Marin CoWork	0.00
Limited Liability Companies	0.00
LONG TERM RECEIVABLES	
PISF I	0.00
Duffy Due to/from	0.00
PISF III	0.00
PISF IV	0.00
PISF VI	0.00
PISF VII	0.00
PISF IX	0.00
PISF XI	0.00
PISF XII	0.00
PISF XIII	0.00
PISF XIV	0.00
PISF XV	0.00
PISF XVI	0.00
PISF XVII	0.00
PISF XVIII	0.00
461 Due To/From	0.00
501 Due/To From	0.00
Hammondale Due To/From	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
21 Due/to From	0.00
In process Lease litigation	0.00
LLC 20	0.00
LLC 21	0.00
LLC 22	0.00
LLC 23	0.00
LLC 24	0.00
LLC 25	0.00
LLC 26	0.00
LLC 27	0.00
LLC 28	0.00
LLC 29	0.00
LLC 30	0.00
LLC 30	0.00
LLC 31	0.00
LLC 32	0.00
LLC 33	0.00
LLC 34	0.00
LLC 35	0.00
LLC 36	0.00
LLC 37	0.00
LLC 38	0.00
LLC 39	0.00
LLC 40	0.00
LLC 41	0.00
LLC 42	0.00
LLC 43	0.00
LLC 44	0.00
LLC 45	0.00
LLC 46	0.00
LLC 47	0.00
LLC 48	0.00
Due to/from LLC 49	0.00
PI LLC 50	0.00
PI 51 LLC	0.00
Due to/from Gate 5	0.00
PV 1 Due to/from	0.00
885 Due to/from	0.00
107 Due to/from	0.00
481 Due to/from	0.00
515 Due to/from	0.00
300 Due to/From PISF	0.00
Paul Drive Due to/from	0.00
353 BMK due to/from	0.00
49 Ignacio due to/from	0.00
Due To/From GP	0.00
Due To/From 16914	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Due To/From PISF, Inc.	0.00
Due To/From PIM	0.00
Note Receivable	0.00
7200 Redwood Due to/From	0.00
355 Due to / from	0.00
Due to/from 350 Ignacio Assoc.	0.00
1222 Due to/from	0.00
419 Prospect due to/from	0.00
TOTAL ASSETS	19,957,370.04
LIABILITIES & EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	790.98
Deferred Revenue	0.00
Unearned Rent	10,000.00
FTB Taxes Payable	0.00
PPP Loan	0.00
Property Tax Payable	0.00
Insurance Payable	0.00
Accrued Expenses	0.00
TOTAL CURRENT LIABILITIES	10,790.98
LONG TERM LIABILITIES	
Notes Payable	0.00
Notes Payable LLC 48	0.00
Deed of Trust Payable	0.00
Accrued Interest	0.00
Security Deposits Liability	160,137.12
Security Deposit Clearing	0.00
Pet Deposit Payable	0.00
Unearned Income	0.00
Mortgage Payable	11,345,286.29
1st Mortgage 461	0.00
2nd Mortgage 461	0.00
1st Mortgage 501	0.00
1st Deed 350, Suite 201	0.00
2nd Deed 350, Suite 201	0.00
1st Deed 350, Suite 200	0.00
First Mortgage 350 Suite 203	0.00
1st Deed 350 Suites 101, 103	0.00
Other Liabilities	0.00
Accum K-1 Losses	0.00
1st Mortgage Gate 5	0.00
2nd Deed Gate 5	0.00
1st Mortgage Duffy Place	0.00
2nd Deed Duffy Place	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
1st Mortgage 49 Ignacio	0.00
2nd Deed 49 Ignacio	0.00
TOTAL LONG TERM LIABILITIES	11,505,423.41
TOTAL LIABILITIES	11,516,214.39
EQUITY	
Common Stock	0.00
Capital Contributions	9,850,000.00
Capital Receivable	0.00
Less: Repurchased Units	0.00
TIC Ownership	0.00
L.P. Distributions	0.00
G.P. Distributions	0.00
Premium on Repurch Units	0.00
Previous Period Adjmts	0.00
Member Distribution	-1,337,338.84
Dist. 38 to 20	0.00
Dist. 38 to 21	0.00
Dist. 37 to 22	0.00
Inter Co. PFI - PV1	0.00
Inter Co PFI - Gate 5	0.00
Inter Co PFI - Duffy	0.00
Inter Co PFI - Hamm	0.00
Inter Co PFI - 107	0.00
Inter Co PFI - 461	0.00
Inter Co PFI - 501	0.00
Inter Co PFI - 49	0.00
Inter Co PFI - 885	0.00
Inter Co. PFI - 515	0.00
Inter-Co PFI - 355	0.00
InterCo PFI - 7200	0.00
InterCo PFI-117	0.00
InterCo PFI - 7 Merry	0.00
InterCo PFI - 16914	0.00
InterCo PFI - Paul	0.00
InterCo PFI - 353	0.00
InterCo PFI - 1506	0.00
InterCo PFI - 1222	0.00
InterCo PFI - 419	0.00
Inter Co PFI - 19 Merrydale	0.00
Inter Co PFI - 1129	0.00
Inter Co PFI - 1315	0.00
Inter-Co. PFI - 1732	0.00
Inter-Co PFI-390	0.00
Inter Co PFI-santaland	0.00
Retained Earnings	-17,519.89
Retained Earnings - Owned Properties	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
K1-Losses	0.00
Net Income (Loss) Current	-53,985.62
Appliance Depreciation	0.00
TOTAL EQUITY	8,441,155.65
TOTAL LIABILITIES & EQUITY	19,957,370.04
Total of All	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

Current Balance**ASSETS****CURRENT ASSETS****CASH**

1010 - Checking	356,001.99
461 Bank Acct	0.00
501 Bank Acct	0.00
1015 -Reserve Account	1,000,000.00
1020 OLD Clearing	0.00
PFI First Community Clearing	0.00
PISF Inc. Transfer	0.00
PFI Cash - Transfer	0.00
Money Market	0.00
Escrow Account	0.00
Fremont Checking Account	0.00
Interest Cash	0.00
Petty Cash	0.00
Cash Hammondale	0.00
Cash 461	0.00
Cash 501	0.00
TOTAL CASH	1,356,001.99

RECEIVABLES

Property Receivables	0.00
Loan Receivables	0.00
Other Receivables	0.00
Officer - Due to/from	0.00

ACCOUNTS RECEIVABLES

A/R Rent Due	20,608.29
A/R Other - Melissa B	0.00
A/R Other - People home equity	0.00
A/R Collections	0.00
A/R Security Deposits	0.00
TOTAL ACCOUNTS RECEIVABLES	20,608.29

RESERVES & PREPAIDS

Reserve - Insurance	4,641.56
Reserve - Improvements	0.00
Prepaid Maint. Contract	260.14
Prepaid - Leasing Comm.	0.00
Prepaid - Leasing Comm.	0.00
Prepaid Mortgage Interest	0.00
Prepaid Taxes	0.00
TOTAL RESERVES & PREPAIDS	4,901.70
TOTAL CURRENT ASSETS	1,381,511.98

Balance Sheet

Period = Jul 2020

Book = Accrual

Current Balance**FIXED ASSETS**

Land - Hammondale	0.00
Land	3,530,000.00
Land - 501	0.00
Land - PI 20 LLC	0.00
Land - 200 Gate 5	0.00
Land - Duffy	0.00
Land - 49 Ignacio	0.00
Land - 350 Ignacio Suite 200	0.00
Land - PI 21 LLC	0.00
Land 30 Clay Court	0.00
Land - 690 DeLong	0.00
Building	15,120,000.00
Fixtures & Appliances	0.00
Improvements	0.00
Additional basis	0.00
Accum Depreciation	-1,153,152.26
Building - 501	0.00
Accum Depreciation Building - 501	0.00
Building - PI 20	0.00
A/D Building PI 20	0.00
Building - 200 Gate 5	0.00
Open	0.00
Accum Depreciation Gate 5	0.00
Buidling Duffy Place	0.00
Accum Depreciation Duffy Place	0.00
Building 49 Ignacio	0.00
Accum Depreciation 49 Ignacio	0.00
Building - Hammondale	0.00
Accum Depr Hammondale	0.00
350 Ignacio #200	0.00
A/D 350 Ignacio #200	0.00
350 Ignacio #101	0.00
A/D 350 Ignacio #101	0.00
Building - 30 Clay Ct.	0.00
A/D 30 Clay Ct.	0.00
Building 690 DeLong	0.00
A/D Building 690 DeLong	0.00
350 Ignacio #103	0.00
A/D 350 Ingacio #103	0.00
350 Ignacio #201	0.00
350 Ignacio # 203	0.00
A/D 350 Ignacio #203	0.00
350 Ignacio #100	0.00
A/D Ignacio #100	0.00
350 Ignacio #300	0.00
A/D 350 Ignacio #300	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Furniture and Fixtures	0.00
A/D Furn. & Fixt.	0.00
Furniture & Fixt Hamm	0.00
Furniture & Fixt Gate	0.00
A/D Furn./Fixt. Hamm	0.00
A/D Furn./Fixt. Gate	0.00
Computers	0.00
A/D Computers	0.00
A/V Equipment	0.00
Vehicles	0.00
A/D Vehicles	0.00
Tenant Imp. 350 Ignacio	0.00
A/D Tenant Imp.	0.00
Acum. Gain (Loss) Gate	0.00
Accum. Gain (Loss) Hamm	0.00
Accum. Gain (Loss) 501	0.00
Accum Gain Loss - 461	0.00
Accum Depreciation Fixed Assets	0.00
NET FIXED ASSETS	17,496,847.74
 ACQUISITION ASSETS	
Closing Costs	24,440.13
A/A Closing Costs	0.00
Syndication Costs	0.00
Loan Fees	437,551.00
Accum Amort Loan Fees	-177,230.92
Personal Property	250,000.00
Accum Depreciation Personal Property	-157,687.61
Organization Costs	4,000.00
Accum Amort Organization Costs	0.00
NET ACQUISITION ASSETS	381,072.60
 CAPITALIZED IMPROVEMENTS	
Improvements Prior 2000	0.00
2001 Bathroom Improvements	0.00
2001 Kitchen Improvements	0.00
2001 Floor Improvements	0.00
2001 Window Improvements	0.00
2001 Building Improvements	0.00
2001 Roof Improvements	0.00
2001 Other Improvements	0.00
2002 Bathroom Improvements	0.00
2002 Kitchen Improvements	0.00
2002 Floor Improvements	0.00
2002 Window Improvements	0.00
2002 Building Improvements	0.00
2002 Roof Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2002 Other Improvements	0.00
2002 Improvement Salaries	0.00
2003 Bathroom Improvements	0.00
2003 Kitchen Improvements	0.00
2003 Floor Improvements	0.00
2003 Window Improvements	0.00
461-2003 Windows Improvements	0.00
501-2003 Window Improvement	0.00
2003 Building Improvements	0.00
461-2003 Building Improvements	0.00
501-2003 Building Improvements	0.00
2003 Roof Improvements	0.00
2003 Other Improvements	0.00
461-2003 Other Improvements	0.00
501-2003 Other Improvements	0.00
2004 Bathroom Improvements	0.00
2004 Kitchen Improvements	0.00
2004 Floor Improvements	0.00
461-2004 Floor Improvements	0.00
501-2004 Floor Improvements	0.00
2004 Window Improvements	0.00
461-2004 Window Improvements	0.00
501-2004 Window Improvements	0.00
2004 Building Improvements	0.00
2004 Roof Improvements	0.00
2004 Other Improvements	0.00
461-2004 Other Improvements	0.00
501-2004 Other Improvements	0.00
2005 Bathroom Improvements	0.00
2005 Kitchen Improvements	0.00
461-2005 Kitchen Improvements	0.00
501-2005 Kitchen Improvements	0.00
2005 Floor Improvements	0.00
461-2005 Floor Improvements	0.00
501-2005 Floor Improvements	0.00
2005 Window Improvements	0.00
2005 Building Improvements	0.00
2005 Roof Improvements	0.00
2005 Other Improvements	0.00
461-2005 Other Improvements	0.00
501-2005 Other Improvements	0.00
2005 Improvement Salaries	0.00
2006 Bathroom Improvements	0.00
2006 Kitchen Improvements	0.00
461-2006 Kitchen Improvements	0.00
501-2006 Kitchen Improvements	0.00
2006 Floor Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
461-2006 Floor Improvements	0.00
501-2006 Floor Improvements	0.00
2006 Window Improvements	0.00
2006 Building Improvements	0.00
461-2006 Building Improvements	0.00
501-2006 Building Improvements	0.00
2006 Roof Improvements	0.00
2006 Other Improvements	0.00
2007 Bathroom Improvements	0.00
461-2007 Bathroom Improvements	0.00
501-2007 Bathroom Improvements	0.00
2007 Kitchen Improvements	0.00
2007 Floor Improvements	0.00
461-2007 Floor Improvements	0.00
501-2007 Floor Improvements	0.00
2007 Window Improvements	0.00
2007 Building Improvements	0.00
461-2007 Building Improvements	0.00
501-2007 Building Improvements	0.00
2007 Roof Improvements	0.00
2007 Other Improvements	0.00
461-2007 Other Improvements	0.00
501-2007 Other Improvements	0.00
2008 Bathroom Improvements	0.00
461-2008 Bathrooms Improvements	0.00
501-2008 Bathroom Improvements	0.00
2008 Kitchen Improvements	0.00
461-2008 Kitchen Improvements	0.00
501-2008 Kitchen Improvements	0.00
2008 Floor Improvements	0.00
461-2008 Floor Improvements	0.00
501-2008 Floor Improvements	0.00
2008 Window Improvements	0.00
2008 Building Improvements	0.00
2008 Roof Improvements	0.00
2008 Other Improvements	0.00
461-2008 Other Improvements	0.00
501-2008 Other Improvements	0.00
2009 Bathroom Improvements	0.00
2009 Kitchen Improvements	0.00
2009 Floor Improvements	0.00
2009 Window Improvements	0.00
2009 Building Improvements	0.00
2009 Roof Improvements	0.00
2009 Other Improvements	0.00
461-2009 Other Improvements	0.00
501-2009 Other Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2010 Other Improvements	0.00
2011 Other Improvements	0.00
2012 Other Improvements	0.00
2013 Other Improvements	0.00
2013-Roof Improvement	0.00
2014 Other Improvements	0.00
2014 T/O Misc. Expense	0.00
2014 T/O Materials	0.00
2014 T/O Outside Vendor	0.00
2014 - Roof	0.00
2015 Other Improvements	0.00
T/O Misc. Exp.	0.00
2015 T/O Materiales	0.00
T/O Outside Vendor	0.00
2016 Other Improvements	0.00
2016 T/O Misc. Exp.	0.00
2016 T/O Materials	0.00
2016 T/O outside vendors	0.00
2016 Hills Assessments	0.00
2017 Other Improvements	0.00
2017 T/O Misc. Exp.	0.00
2017 T/O Materials	0.00
2017 T/O Outside Vendor	0.00
2017 Hills Assessments	0.00
2018 Other Improvements	305,056.57
2018 T/O Misc. Exp.	0.00
2018 T/O Materials	3,156.39
2018 T/O Outside Vendor	12,250.00
2018 Hills Assessments	0.00
2019 Other Improvements	147,589.46
2019 T/O Misc. Exp.	832.87
2019 T/O Materials	0.00
2019 T/O Outside Vendor	7,790.00
2019 Hills Assessments	0.00
2020 Other Improvements	27,358.58
2020 T/O Misc. Exp.	0.00
2020 T/O Materials	0.00
2020 T/O Outside Vendor	13,946.90
2020 Hills Assessments	0.00
TOTAL CAPITAL IMPROVEMENTS	517,980.77
Accum Deprec - Capital Improvements	142,085.17
NET CAPITALIZED IMPROVEMENTS	375,895.60
 OTHER ASSETS	
Security Deposits	0.00
Investment - LLC 21	0.00
Investment - LLC 24	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Investment - LLC 27	0.00
Investment - LLC 28	0.00
Investment - LLC 29	0.00
Investment - LLC 25	0.00
Investment - LLC 26	0.00
Investment - LLC 31	0.00
Investment - LLC 34	0.00
Investment - LLC 35	0.00
Investment - LLC 36	0.00
Investment LLC 37	0.00
Investment LLC 38	0.00
Investment - LLC 39	0.00
Investment - LLC 40	0.00
Investment - LLC 41	0.00
Investment - LLC 42	0.00
Investment - LLC 43	0.00
	0.00
investment - LLC 45	0.00
<i>Investment in 48</i>	<i>0.00</i>
BofA Teller Rental	0.00
Investment - 16914	0.00
Investment - Rafael Gardens	0.00
Investment - 1129 3rd Street	0.00
LP Units	0.00
Investment - US Performing Arts	0.00
Investment - Marin CoWork	0.00
Limited Liability Companies	0.00
LONG TERM RECEIVABLES	
PISF I	0.00
Duffy Due to/from	0.00
PISF III	0.00
PISF IV	0.00
PISF VI	0.00
PISF VII	0.00
PISF IX	0.00
PISF XI	0.00
PISF XII	0.00
PISF XIII	0.00
PISF XIV	0.00
PISF XV	0.00
PISF XVI	0.00
PISF XVII	0.00
PISF XVIII	0.00
461 Due To/From	0.00
501 Due/To From	0.00
Hammondale Due To/From	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
21 Due/to From	0.00
In process Lease litigation	0.00
LLC 20	0.00
LLC 21	0.00
LLC 22	0.00
LLC 23	0.00
LLC 24	0.00
LLC 25	0.00
LLC 26	0.00
LLC 27	0.00
LLC 28	0.00
LLC 29	0.00
LLC 30	0.00
LLC 30	0.00
LLC 31	0.00
LLC 32	0.00
LLC 33	0.00
LLC 34	0.00
LLC 35	0.00
LLC 36	0.00
LLC 37	0.00
LLC 38	0.00
LLC 39	0.00
LLC 40	0.00
LLC 41	0.00
LLC 42	0.00
LLC 43	0.00
LLC 44	0.00
LLC 45	0.00
LLC 46	0.00
LLC 47	0.00
LLC 48	0.00
Due to/from LLC 49	0.00
PI LLC 50	0.00
PI 51 LLC	0.00
Due to/from Gate 5	0.00
PV 1 Due to/from	0.00
885 Due to/from	0.00
107 Due to/from	0.00
481 Due to/from	0.00
515 Due to/from	0.00
300 Due to/From PISF	0.00
Paul Drive Due to/from	0.00
353 BMK due to/from	0.00
49 Ignacio due to/from	0.00
Due To/From GP	0.00
Due To/From 16914	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Due To/From PISF, Inc.	0.00
Due To/From PIM	0.00
Note Receivable	0.00
7200 Redwood Due to/From	0.00
355 Due to / from	0.00
Due to/from 350 Ignacio Assoc.	0.00
1222 Due to/from	0.00
419 Prospect due to/from	0.00
TOTAL ASSETS	19,635,327.92
LIABILITIES & EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	0.00
Deferred Revenue	0.00
Unearned Rent	36,357.21
FTB Taxes Payable	0.00
PPP Loan	0.00
Property Tax Payable	15,086.24
Insurance Payable	0.00
Accrued Expenses	0.00
TOTAL CURRENT LIABILITIES	51,443.45
LONG TERM LIABILITIES	
Notes Payable	0.00
Notes Payable LLC 48	0.00
Deed of Trust Payable	0.00
Accrued Interest	0.00
Security Deposits Liability	151,137.34
Security Deposit Clearing	0.00
Pet Deposit Payable	0.00
Unearned Income	0.00
Mortgage Payable	11,341,432.15
1st Mortgage 461	0.00
2nd Mortgage 461	0.00
1st Mortgage 501	0.00
1st Deed 350, Suite 201	0.00
2nd Deed 350, Suite 201	0.00
1st Deed 350, Suite 200	0.00
First Mortgage 350 Suite 203	0.00
1st Deed 350 Suites 101, 103	0.00
Other Liabilities	0.00
Accum K-1 Losses	0.00
1st Mortgage Gate 5	0.00
2nd Deed Gate 5	0.00
1st Mortgage Duffy Place	0.00
2nd Deed Duffy Place	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
1st Mortgage 49 Ignacio	0.00
2nd Deed 49 Ignacio	0.00
TOTAL LONG TERM LIABILITIES	11,492,569.49
TOTAL LIABILITIES	11,544,012.94
 EQUITY	
Common Stock	0.00
Capital Contributions	9,850,000.00
Capital Receivable	0.00
Less: Repurchased Units	0.00
TIC Ownership	0.00
L.P. Distributions	0.00
G.P. Distributions	0.00
Premium on Repurch Units	0.00
Previous Period Adjmts	0.00
Member Distribution	-1,696,159.84
Dist. 38 to 20	0.00
Dist. 38 to 21	0.00
Dist. 37 to 22	0.00
Inter Co. PFI - PV1	0.00
Inter Co PFI - Gate 5	0.00
Inter Co PFI - Duffy	0.00
Inter Co PFI - Hamm	0.00
Inter Co PFI - 107	0.00
Inter Co PFI - 461	0.00
Inter Co PFI - 501	0.00
Inter Co PFI - 49	0.00
Inter Co PFI - 885	0.00
Inter Co. PFI - 515	0.00
Inter-Co PFI - 355	0.00
InterCo PFI - 7200	0.00
InterCo PFI-117	0.00
InterCo PFI - 7 Merry	0.00
InterCo PFI - 16914	0.00
InterCo PFI - Paul	0.00
InterCo PFI - 353	0.00
InterCo PFI - 1506	0.00
InterCo PFI - 1222	0.00
InterCo PFI - 419	0.00
Inter Co PFI - 19 Merrydale	0.00
Inter Co PFI - 1129	0.00
Inter Co PFI - 1315	0.00
Inter-Co. PFI - 1732	0.00
Inter-Co PFI-390	0.00
Inter Co PFI-santaland	0.00
Retained Earnings	-71,505.51
Retained Earnings - Owned Properties	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
K1-Losses	0.00
Net Income (Loss) Current	8,980.33
Appliance Depreciation	0.00
TOTAL EQUITY	8,091,314.98
TOTAL LIABILITIES & EQUITY	19,635,327.92
Total of All	0.00

Exhibit A-2: Statement of Income (*Loss*) for **Professional Investors 38, LLC** for period ending 9/2/2020

[Provide a statement of income (*loss*) for the following periods:

(i) For the initial report:

- a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and
- b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	2,061,075.53	93.49	2,061,075.53	93.49
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	75,124.14	3.41	75,124.14	3.41
Prior Year Recovery Income	64,095.50	2.91	64,095.50	2.91
Utility Income	1,076.91	0.05	1,076.91	0.05
Storage Income	3,200.00	0.15	3,200.00	0.15
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	2,204,572.08	100.00	2,204,572.08	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	260,053.86	11.80	260,053.86	11.80
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	989.77	0.04	989.77	0.04
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	26,001.60	1.18	26,001.60	1.18

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	287,045.23	13.02	287,045.23	13.02
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	2,339.40	0.11	2,339.40	0.11
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	1,400.00	0.06	1,400.00	0.06
Administaff	0.00	0.00	0.00	0.00
Outside Services	4,096.00	0.19	4,096.00	0.19
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	700.00	0.03	700.00	0.03
Security Patrol	1,534.48	0.07	1,534.48	0.07
Auto Expense	573.09	0.03	573.09	0.03
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	10,642.97	0.48	10,642.97	0.48
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	123,588.02	5.61	123,588.02	5.61
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	123,588.02	5.61	123,588.02	5.61
UTILITIES EXPENSE				
Gas & Electricity	149,490.87	6.78	149,490.87	6.78
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	15,327.47	0.70	15,327.47	0.70
Garbage & Trash Removal	11,538.87	0.52	11,538.87	0.52
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	6,385.85	0.29	6,385.85	0.29
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	182,743.06	8.29	182,743.06	8.29
REPAIRS & MAINTENANCE				
R&M Unit	0.00	0.00	0.00	0.00
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	0.00	0.00	0.00	0.00
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	6,617.40	0.30	6,617.40	0.30
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	350.00	0.02	350.00	0.02
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	1,256.03	0.06	1,256.03	0.06
R&M - Electrical Supplies	435.91	0.02	435.91	0.02
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	5,077.89	0.23	5,077.89	0.23
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

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	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	-45.00	0.00	-45.00	0.00
Locks & Keys	761.42	0.03	761.42	0.03
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	14,453.65	0.66	14,453.65	0.66

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	7,957.02	0.36	7,957.02	0.36
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	13,901.59	0.63	13,901.59	0.63
Contract - Electrical & Lighting	2,658.50	0.12	2,658.50	0.12
Contract - HVAC Maint.	50,195.56	2.28	50,195.56	2.28
Contract R&M	16,327.62	0.74	16,327.62	0.74
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	41,140.35	1.87	41,140.35	1.87
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	16,345.00	0.74	16,345.00	0.74
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	19,896.99	0.90	19,896.99	0.90
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	168,422.63	7.64	168,422.63	7.64
TAXES				
Real Estate Taxes	284,719.26	12.91	284,719.26	12.91
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	284,719.26	12.91	284,719.26	12.91
INSURANCE EXPENSE				
Package Insurance	28,744.78	1.30	28,744.78	1.30
Earthquake Insurance	24,077.58	1.09	24,077.58	1.09
Umbrella Insurance	2,144.04	0.10	2,144.04	0.10
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	54,966.40	2.49	54,966.40	2.49
TOTAL OPERATING EXPENSES	1,126,581.22	51.10	1,126,581.22	51.10
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	-1,600.00	-0.07	-1,600.00	-0.07
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	-1,677.40	-0.08	-1,677.40	-0.08
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	-775.00	-0.04	-775.00	-0.04
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	-14,850.00	-0.67	-14,850.00	-0.67
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-18,902.40	-0.86	-18,902.40	-0.86
NET OPERATING INCOME	1,096,893.26	49.76	1,096,893.26	49.76
DEBT SERVICE EXPENSE				
Mortgage Interest	445,987.66	20.23	445,987.66	20.23
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	445,987.66	20.23	445,987.66	20.23
NET INC.BEFORE DEP.& TAX	650,905.60	29.53	650,905.60	29.53
DEPREC. & AMORT. EXPENSES				
Building Depreciation	480,000.00	21.77	480,000.00	21.77
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	31,242.00	1.42	31,242.00	1.42
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	121,740.00	5.52	121,740.00	5.52
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	63,510.00	2.88	63,510.00	2.88

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	696,492.00	31.59	696,492.00	31.59
NET INC.(LOSS) BEF.TAXES	-45,586.40	-2.07	-45,586.40	-2.07
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	8,399.22	0.38	8,399.22	0.38
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	8,399.22	0.38	8,399.22	0.38
NET INCOME (LOSS)BK	-53,985.62	-2.45	-53,985.62	-2.45
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	1,240,029.21	95.94	1,240,029.21	95.94
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	38,910.99	3.01	38,910.99	3.01
Prior Year Recovery Income	3,848.64	0.30	3,848.64	0.30
Utility Income	6,930.08	0.54	6,930.08	0.54
Storage Income	2,800.00	0.22	2,800.00	0.22
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	1,292,518.92	100.00	1,292,518.92	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	165,577.50	12.81	165,577.50	12.81
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	929.65	0.07	929.65	0.07
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	24,953.76	1.93	24,953.76	1.93

Income Statement

Period = Jan 2020-Jul 2020

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	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	191,460.91	14.81	191,460.91	14.81
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	1,594.26	0.12	1,594.26	0.12
Legal	405.00	0.03	405.00	0.03
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	85.50	0.01	85.50	0.01
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	0.00	0.00	0.00	0.00
Security Patrol	1,880.64	0.15	1,880.64	0.15
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	3,965.40	0.31	3,965.40	0.31
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	74,381.75	5.75	74,381.75	5.75
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	15,543.19	1.20	15,543.19	1.20
TOTAL MANAGEMENT E...	89,924.94	6.96	89,924.94	6.96
UTILITIES EXPENSE				
Gas & Electricity	86,058.62	6.66	86,058.62	6.66
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	6,671.06	0.52	6,671.06	0.52
Garbage & Trash Removal	7,061.38	0.55	7,061.38	0.55
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	4,562.56	0.35	4,562.56	0.35
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	104,353.62	8.07	104,353.62	8.07
REPAIRS & MAINTENANCE				
R&M Unit	6,463.81	0.50	6,463.81	0.50
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	1,622.30	0.13	1,622.30	0.13
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	2,812.00	0.22	2,812.00	0.22
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	4,817.75	0.37	4,817.75	0.37
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	2,814.00	0.22	2,814.00	0.22
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	3,466.28	0.27	3,466.28	0.27
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	1,527.50	0.12	1,527.50	0.12
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	608.20	0.05	608.20	0.05
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	150.00	0.01	150.00	0.01
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	1,520.58	0.12	1,520.58	0.12
R&M - Electrical Supplies	2,377.34	0.18	2,377.34	0.18
R&M - Landscaping Supplies	359.07	0.03	359.07	0.03
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	2,188.43	0.17	2,188.43	0.17
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	3,400.90	0.26	3,400.90	0.26
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	609.79	0.05	609.79	0.05
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	465.00	0.04	465.00	0.04
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	35,202.95	2.72	35,202.95	2.72

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	3,178.00	0.25	3,178.00	0.25
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	17,385.90	1.35	17,385.90	1.35
Contract R&M	0.00	0.00	0.00	0.00
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	23,384.84	1.81	23,384.84	1.81
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	480.00	0.04	480.00	0.04
Contract - Landscaping	9,137.50	0.71	9,137.50	0.71
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	1,820.56	0.14	1,820.56	0.14
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	2,168.13	0.17	2,168.13	0.17
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	57,554.93	4.45	57,554.93	4.45
TAXES				
Real Estate Taxes	134,690.97	10.42	134,690.97	10.42
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	134,690.97	10.42	134,690.97	10.42
INSURANCE EXPENSE				
Package Insurance	24,409.42	1.89	24,409.42	1.89
Earthquake Insurance	14,838.81	1.15	14,838.81	1.15
Umbrella Insurance	1,689.52	0.13	1,689.52	0.13
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	40,937.75	3.17	40,937.75	3.17
TOTAL OPERATING EXPENSES	658,091.47	50.92	658,091.47	50.92
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	-1,702.10	-0.13	-1,702.10	-0.13
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	-7,722.00	-0.60	-7,722.00	-0.60
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-9,424.10	-0.73	-9,424.10	-0.73
NET OPERATING INCOME	643,851.55	49.81	643,851.55	49.81
DEBT SERVICE EXPENSE				
Mortgage Interest	300,085.74	23.22	300,085.74	23.22
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	300,085.74	23.22	300,085.74	23.22
NET INC.BEFORE DEP.& TAX	343,765.81	26.60	343,765.81	26.60
DEPREC. & AMORT. EXPENSES				
Building Depreciation	272,334.09	21.07	272,334.09	21.07
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	22,282.26	1.72	22,282.26	1.72
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	17,994.55	1.39	17,994.55	1.39
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	20,474.58	1.58	20,474.58	1.58

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	333,085.48	25.77	333,085.48	25.77
NET INC.(LOSS) BEF.TAXES	10,680.33	0.83	10,680.33	0.83
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	1,700.00	0.13	1,700.00	0.13
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	1,700.00	0.13	1,700.00	0.13
NET INCOME (LOSS)BK	8,980.33	0.69	8,980.33	0.69
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Exhibit A-3: Statement of Cash Flows for **Professional Investors 38, LLC** for period ending **9/2/2020**

[Provide a statement of changes in cash position for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	2,061,075.53	93.49	2,061,075.53	93.49
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	75,124.14	3.41	75,124.14	3.41
Prior Year Recovery Income	64,095.50	2.91	64,095.50	2.91
Utility Income	1,076.91	0.05	1,076.91	0.05
Storage Income	3,200.00	0.15	3,200.00	0.15
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	2,204,572.08	100.00	2,204,572.08	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	260,053.86	11.80	260,053.86	11.80
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	989.77	0.04	989.77	0.04
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	26,001.60	1.18	26,001.60	1.18

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	287,045.23	13.02	287,045.23	13.02
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	2,339.40	0.11	2,339.40	0.11
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	1,400.00	0.06	1,400.00	0.06
Administaff	0.00	0.00	0.00	0.00
Outside Services	4,096.00	0.19	4,096.00	0.19
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	700.00	0.03	700.00	0.03
Security Patrol	1,534.48	0.07	1,534.48	0.07
Auto Expense	573.09	0.03	573.09	0.03
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	10,642.97	0.48	10,642.97	0.48
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	123,588.02	5.61	123,588.02	5.61
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	123,588.02	5.61	123,588.02	5.61
UTILITIES EXPENSE				
Gas & Electricity	149,490.87	6.78	149,490.87	6.78
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	15,327.47	0.70	15,327.47	0.70
Garbage & Trash Removal	11,538.87	0.52	11,538.87	0.52
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	6,385.85	0.29	6,385.85	0.29
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	182,743.06	8.29	182,743.06	8.29
REPAIRS & MAINTENANCE				
R&M Unit	0.00	0.00	0.00	0.00
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	0.00	0.00	0.00	0.00
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	6,617.40	0.30	6,617.40	0.30
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	350.00	0.02	350.00	0.02
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	1,256.03	0.06	1,256.03	0.06
R&M - Electrical Supplies	435.91	0.02	435.91	0.02
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	5,077.89	0.23	5,077.89	0.23
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

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	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	-45.00	0.00	-45.00	0.00
Locks & Keys	761.42	0.03	761.42	0.03
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	14,453.65	0.66	14,453.65	0.66

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	7,957.02	0.36	7,957.02	0.36
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	13,901.59	0.63	13,901.59	0.63
Contract - Electrical & Lighting	2,658.50	0.12	2,658.50	0.12
Contract - HVAC Maint.	50,195.56	2.28	50,195.56	2.28
Contract R&M	16,327.62	0.74	16,327.62	0.74
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	41,140.35	1.87	41,140.35	1.87
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	16,345.00	0.74	16,345.00	0.74
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	19,896.99	0.90	19,896.99	0.90
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	168,422.63	7.64	168,422.63	7.64
TAXES				
Real Estate Taxes	284,719.26	12.91	284,719.26	12.91
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	284,719.26	12.91	284,719.26	12.91
INSURANCE EXPENSE				
Package Insurance	28,744.78	1.30	28,744.78	1.30
Earthquake Insurance	24,077.58	1.09	24,077.58	1.09
Umbrella Insurance	2,144.04	0.10	2,144.04	0.10
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	54,966.40	2.49	54,966.40	2.49
TOTAL OPERATING EXPENSES	1,126,581.22	51.10	1,126,581.22	51.10
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	-1,600.00	-0.07	-1,600.00	-0.07
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	-1,677.40	-0.08	-1,677.40	-0.08
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	-775.00	-0.04	-775.00	-0.04
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	-14,850.00	-0.67	-14,850.00	-0.67
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-18,902.40	-0.86	-18,902.40	-0.86
NET OPERATING INCOME	1,096,893.26	49.76	1,096,893.26	49.76
DEBT SERVICE EXPENSE				
Mortgage Interest	445,987.66	20.23	445,987.66	20.23
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	445,987.66	20.23	445,987.66	20.23
NET INC.BEFORE DEP.& TAX	650,905.60	29.53	650,905.60	29.53
DEPREC. & AMORT. EXPENSES				
Building Depreciation	480,000.00	21.77	480,000.00	21.77
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	31,242.00	1.42	31,242.00	1.42
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	121,740.00	5.52	121,740.00	5.52
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	63,510.00	2.88	63,510.00	2.88

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	696,492.00	31.59	696,492.00	31.59
NET INC.(LOSS) BEF.TAXES	-45,586.40	-2.07	-45,586.40	-2.07
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	8,399.22	0.38	8,399.22	0.38
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	8,399.22	0.38	8,399.22	0.38
NET INCOME (LOSS)BK	-53,985.62	-2.45	-53,985.62	-2.45
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00
Adjustments				
Outside Management Income	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0.00

Period to Date	Beginning Balance	Ending Balance	Difference
1010 - Checking	28,008.83	394,340.99	366,332.16
1015 -Reserve Account	1,000,000.00	1,000,000.00	0.00
Total Cash	1,028,008.83	1,394,340.99	366,332.16

Year to Date	Beginning Balance	Ending Balance	Difference
1010 - Checking	28,008.83	394,340.99	366,332.16
1015 -Reserve Account	1,000,000.00	1,000,000.00	0.00
Total Cash	1,028,008.83	1,394,340.99	366,332.16

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	1,240,029.21	95.94	1,240,029.21	95.94
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	38,910.99	3.01	38,910.99	3.01
Prior Year Recovery Income	3,848.64	0.30	3,848.64	0.30
Utility Income	6,930.08	0.54	6,930.08	0.54
Storage Income	2,800.00	0.22	2,800.00	0.22
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	1,292,518.92	100.00	1,292,518.92	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	165,577.50	12.81	165,577.50	12.81
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	929.65	0.07	929.65	0.07
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	24,953.76	1.93	24,953.76	1.93

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	191,460.91	14.81	191,460.91	14.81
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	1,594.26	0.12	1,594.26	0.12
Legal	405.00	0.03	405.00	0.03
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	85.50	0.01	85.50	0.01
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	0.00	0.00	0.00	0.00
Security Patrol	1,880.64	0.15	1,880.64	0.15
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	3,965.40	0.31	3,965.40	0.31
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	74,381.75	5.75	74,381.75	5.75
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	15,543.19	1.20	15,543.19	1.20
TOTAL MANAGEMENT E...	89,924.94	6.96	89,924.94	6.96
UTILITIES EXPENSE				
Gas & Electricity	86,058.62	6.66	86,058.62	6.66
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	6,671.06	0.52	6,671.06	0.52
Garbage & Trash Removal	7,061.38	0.55	7,061.38	0.55
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	4,562.56	0.35	4,562.56	0.35
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	104,353.62	8.07	104,353.62	8.07
REPAIRS & MAINTENANCE				
R&M Unit	6,463.81	0.50	6,463.81	0.50
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	1,622.30	0.13	1,622.30	0.13
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	2,812.00	0.22	2,812.00	0.22
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	4,817.75	0.37	4,817.75	0.37
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	2,814.00	0.22	2,814.00	0.22
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	3,466.28	0.27	3,466.28	0.27
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	1,527.50	0.12	1,527.50	0.12
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	608.20	0.05	608.20	0.05
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	150.00	0.01	150.00	0.01
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	1,520.58	0.12	1,520.58	0.12
R&M - Electrical Supplies	2,377.34	0.18	2,377.34	0.18
R&M - Landscaping Supplies	359.07	0.03	359.07	0.03
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	2,188.43	0.17	2,188.43	0.17
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	3,400.90	0.26	3,400.90	0.26
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	609.79	0.05	609.79	0.05
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	465.00	0.04	465.00	0.04
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	35,202.95	2.72	35,202.95	2.72

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	3,178.00	0.25	3,178.00	0.25
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	17,385.90	1.35	17,385.90	1.35
Contract R&M	0.00	0.00	0.00	0.00
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	23,384.84	1.81	23,384.84	1.81
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	480.00	0.04	480.00	0.04
Contract - Landscaping	9,137.50	0.71	9,137.50	0.71
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	1,820.56	0.14	1,820.56	0.14
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	2,168.13	0.17	2,168.13	0.17
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	57,554.93	4.45	57,554.93	4.45
TAXES				
Real Estate Taxes	134,690.97	10.42	134,690.97	10.42
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	134,690.97	10.42	134,690.97	10.42
INSURANCE EXPENSE				
Package Insurance	24,409.42	1.89	24,409.42	1.89
Earthquake Insurance	14,838.81	1.15	14,838.81	1.15
Umbrella Insurance	1,689.52	0.13	1,689.52	0.13
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	40,937.75	3.17	40,937.75	3.17
TOTAL OPERATING EXPENSES	658,091.47	50.92	658,091.47	50.92
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	-1,702.10	-0.13	-1,702.10	-0.13
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	-7,722.00	-0.60	-7,722.00	-0.60
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-9,424.10	-0.73	-9,424.10	-0.73
NET OPERATING INCOME	643,851.55	49.81	643,851.55	49.81
DEBT SERVICE EXPENSE				
Mortgage Interest	300,085.74	23.22	300,085.74	23.22
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	300,085.74	23.22	300,085.74	23.22
NET INC.BEFORE DEP.& TAX	343,765.81	26.60	343,765.81	26.60
DEPREC. & AMORT. EXPENSES				
Building Depreciation	272,334.09	21.07	272,334.09	21.07
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	22,282.26	1.72	22,282.26	1.72
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	17,994.55	1.39	17,994.55	1.39
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	20,474.58	1.58	20,474.58	1.58

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	333,085.48	25.77	333,085.48	25.77
NET INC.(LOSS) BEF.TAXES	10,680.33	0.83	10,680.33	0.83
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	1,700.00	0.13	1,700.00	0.13
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	1,700.00	0.13	1,700.00	0.13
NET INCOME (LOSS)BK	8,980.33	0.69	8,980.33	0.69
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00
Adjustments				
Outside Management Income	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0.00
Period to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	394,340.99	356,001.99	-38,339.00	
1015 -Reserve Account	1,000,000.00	1,000,000.00	0.00	
Total Cash	1,394,340.99	1,356,001.99	-38,339.00	
Year to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	394,340.99	356,001.99	-38,339.00	
1015 -Reserve Account	1,000,000.00	1,000,000.00	0.00	
Total Cash	1,394,340.99	1,356,001.99	-38,339.00	

Exhibit A-4: Statement of Changes in Shareholders'/Partners' Equity (*Deficit*) for Professional Investors 38, LLC for period ending 9/2/2020

[Provide a statement of changes in shareholders'/partners equity (*deficit*) for the following periods:

(i) For the initial report:

a.the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b.the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The Debtor's professionals are in the process of conducting a forensic review of the Debtor's and controlled entities' records necessary to determine changes in the shareholders'/partners' equity ownership for the controlled entities. The Debtor will submit an updated report to the Court once this information is available.

Exhibit B: Description of Operations for Professional Investors 38, LLC

[Describe the nature and extent of the Debtor's interest in the Controlled Non-Debtor Entity.

Describe the business conducted and intended to be conducted by the Controlled Non-Debtor Entity, focusing on the entity's dominant business segments.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

The Controlled Non-Debtor Entity owns a residential property which is operated by PFI. The units are leased as residences to tenants.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit C: Description of Intercompany Claims

[List and describe the Controlled Non-Debtor Entity's claims against any other Controlled Non-Debtor Entity, together with the basis for such claims and whether each claim is contingent, unliquidated or disputed.]

Describe the source of this information.]

The source of this information is derived for the companies' Accounting System.

The companies' books show no intercompany claim.



Exhibit D: Allocation of Tax Liabilities and Assets

[Describe how income, losses, tax payments, tax refunds, or other tax attributes relating to federal, state, or local taxes have been allocated between or among the Controlled Non-Debtor Entity and one or more other Controlled Non-Debtor Entities.

Include a copy of each tax sharing or tax allocation agreement to which the entity is a party with any other Controlled Non-Debtor Entity.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System and conversations with the remaining employees of the company.

Tax liabilities are not allocated among or between any other Controlled Non-Debtor Entity.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit E: Description of Controlled Non-Debtor Entity's payments of Administrative Expenses, or Professional Fees otherwise payable by a Debtor

[Describe any payment made, or obligations incurred (or claims purchased), by the Controlled Non-Debtor Entity in connection with any claims, administrative expenses, or professional fees that have been or could be asserted against any Debtor.


Describe the source of this information.]

Based on a review of the Non-Debtor Entity's Accounting System records and conversations with current employees, the Debtor is not aware of any payments made or obligations incurred by the Controlled Non-Debtor Entity that would otherwise be payable by Debtor.



Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

 Exhibit A: Financial Statements for Professional Investors 39, LLC

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit A-1: Balance Sheet for Professional Investors 39, LLC as of 9/2/2020

[Provide a balance sheet dated as of the end of the most recent 3-month period of the current fiscal year and as of the end of the preceding fiscal year.]

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.



Balance Sheet

Period = Dec 2019

Book = Accrual

Current Balance**ASSETS****CURRENT ASSETS****CASH**

1010 - Checking	231,830.03
461 Bank Acct	0.00
501 Bank Acct	0.00
1015 -Reserve Account	160,000.00
1020 OLD Clearing	0.00
PFI First Community Clearing	0.00
PISF Inc. Transfer	0.00
PFI Cash - Transfer	0.00
Money Market	0.00
Escrow Account	0.00
Fremont Checking Account	0.00
Interest Cash	0.00
Petty Cash	0.00
Cash Hammondale	0.00
Cash 461	0.00
Cash 501	0.00
TOTAL CASH	391,830.03

RECEIVABLES

Property Receivables	0.00
Loan Receivables	0.00
Other Receivables	0.00
Officer - Due to/from	0.00

ACCOUNTS RECEIVABLES

A/R Rent Due	2,428.76
A/R Other - Melissa B	0.00
A/R Other - People home equity	0.00
A/R Collections	0.00
A/R Security Deposits	0.00
TOTAL ACCOUNTS RECEIVABLES	2,428.76

RESERVES & PREPAIDS

Reserve - Insurance	9,463.08
Reserve - Improvements	780.80
Prepaid Maint. Contract	0.00
Prepaid - Leasing Comm.	0.00
Prepaid - Leasing Comm.	0.00
Prepaid Mortgage Interest	0.00
Prepaid Taxes	0.00
TOTAL RESERVES & PREPAIDS	10,243.88
TOTAL CURRENT ASSETS	404,502.67

Balance Sheet

Period = Dec 2019

Book = Accrual

Current Balance**FIXED ASSETS**

Land - Hammondale	0.00
Land	1,537,000.00
Land - 501	0.00
Land - PI 20 LLC	0.00
Land - 200 Gate 5	0.00
Land - Duffy	0.00
Land - 49 Ignacio	0.00
Land - 350 Ignacio Suite 200	0.00
Land - PI 21 LLC	0.00
Land 30 Clay Court	0.00
Land - 690 DeLong	0.00
Building	6,048,000.00
Fixtures & Appliances	0.00
Improvements	0.00
Additional basis	0.00
Accum Depreciation	-256,000.00
Building - 501	0.00
Accum Depreciation Building - 501	0.00
Building - PI 20	0.00
A/D Building PI 20	0.00
Building - 200 Gate 5	0.00
Open	0.00
Accum Depreciation Gate 5	0.00
Buidling Duffy Place	0.00
Accum Depreciation Duffy Place	0.00
Building 49 Ignacio	0.00
Accum Depreciation 49 Ignacio	0.00
Building - Hammondale	0.00
Accum Depr Hammondale	0.00
350 Ignacio #200	0.00
A/D 350 Ignacio #200	0.00
350 Ignacio #101	0.00
A/D 350 Ignacio #101	0.00
Building - 30 Clay Ct.	0.00
A/D 30 Clay Ct.	0.00
Building 690 DeLong	0.00
A/D Building 690 DeLong	0.00
350 Ignacio #103	0.00
A/D 350 Ingacio #103	0.00
350 Ignacio #201	0.00
350 Ignacio # 203	0.00
A/D 350 Ignacio #203	0.00
350 Ignacio #100	0.00
A/D Ignacio #100	0.00
350 Ignacio #300	0.00
A/D 350 Ignacio #300	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Furniture and Fixtures	2,253.37
A/D Furn. & Fixt.	0.00
Furniture & Fixt Hamm	0.00
Furniture & Fixt Gate	0.00
A/D Furn./Fixt. Hamm	0.00
A/D Furn./Fixt. Gate	0.00
Computers	0.00
A/D Computers	0.00
A/V Equipment	0.00
Vehicles	0.00
A/D Vehicles	0.00
Tenant Imp. 350 Ignacio	0.00
A/D Tenant Imp.	0.00
Acum. Gain (Loss) Gate	0.00
Accum. Gain (Loss) Hamm	0.00
Accum. Gain (Loss) 501	0.00
Accum Gain Loss - 461	0.00
Accum Depreciation Fixed Assets	0.00
NET FIXED ASSETS	7,331,253.37
 ACQUISITION ASSETS	
Closing Costs	11,715.00
A/A Closing Costs	0.00
Syndication Costs	0.00
Loan Fees	25,417.86
Accum Amort Loan Fees	-25,417.86
Personal Property	100,000.00
Accum Depreciation Personal Property	-67,356.84
Organization Costs	19,583.33
Accum Amort Organization Costs	0.00
NET ACQUISITION ASSETS	63,941.49
 CAPITALIZED IMPROVEMENTS	
Improvements Prior 2000	0.00
2001 Bathroom Improvements	0.00
2001 Kitchen Improvements	0.00
2001 Floor Improvements	0.00
2001 Window Improvements	0.00
2001 Building Improvements	0.00
2001 Roof Improvements	0.00
2001 Other Improvements	0.00
2002 Bathroom Improvements	0.00
2002 Kitchen Improvements	0.00
2002 Floor Improvements	0.00
2002 Window Improvements	0.00
2002 Building Improvements	0.00
2002 Roof Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2002 Other Improvements	0.00
2002 Improvement Salaries	0.00
2003 Bathroom Improvements	0.00
2003 Kitchen Improvements	0.00
2003 Floor Improvements	0.00
2003 Window Improvements	0.00
461-2003 Windows Improvements	0.00
501-2003 Window Improvement	0.00
2003 Building Improvements	0.00
461-2003 Building Improvements	0.00
501-2003 Building Improvements	0.00
2003 Roof Improvements	0.00
2003 Other Improvements	0.00
461-2003 Other Improvements	0.00
501-2003 Other Improvements	0.00
2004 Bathroom Improvements	0.00
2004 Kitchen Improvements	0.00
2004 Floor Improvements	0.00
461-2004 Floor Improvements	0.00
501-2004 Floor Improvements	0.00
2004 Window Improvements	0.00
461-2004 Window Improvements	0.00
501-2004 Window Improvements	0.00
2004 Building Improvements	0.00
2004 Roof Improvements	0.00
2004 Other Improvements	0.00
461-2004 Other Improvements	0.00
501-2004 Other Improvements	0.00
2005 Bathroom Improvements	0.00
2005 Kitchen Improvements	0.00
461-2005 Kitchen Improvements	0.00
501-2005 Kitchen Improvements	0.00
2005 Floor Improvements	0.00
461-2005 Floor Improvements	0.00
501-2005 Floor Improvements	0.00
2005 Window Improvements	0.00
2005 Building Improvements	0.00
2005 Roof Improvements	0.00
2005 Other Improvements	0.00
461-2005 Other Improvements	0.00
501-2005 Other Improvements	0.00
2005 Improvement Salaries	0.00
2006 Bathroom Improvements	0.00
2006 Kitchen Improvements	0.00
461-2006 Kitchen Improvements	0.00
501-2006 Kitchen Improvements	0.00
2006 Floor Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
461-2006 Floor Improvements	0.00
501-2006 Floor Improvements	0.00
2006 Window Improvements	0.00
2006 Building Improvements	0.00
461-2006 Building Improvements	0.00
501-2006 Building Improvements	0.00
2006 Roof Improvements	0.00
2006 Other Improvements	0.00
2007 Bathroom Improvements	0.00
461-2007 Bathroom Improvements	0.00
501-2007 Bathroom Improvements	0.00
2007 Kitchen Improvements	0.00
2007 Floor Improvements	0.00
461-2007 Floor Improvements	0.00
501-2007 Floor Improvements	0.00
2007 Window Improvements	0.00
2007 Building Improvements	0.00
461-2007 Building Improvements	0.00
501-2007 Building Improvements	0.00
2007 Roof Improvements	0.00
2007 Other Improvements	0.00
461-2007 Other Improvements	0.00
501-2007 Other Improvements	0.00
2008 Bathroom Improvements	0.00
461-2008 Bathrooms Improvements	0.00
501-2008 Bathroom Improvements	0.00
2008 Kitchen Improvements	0.00
461-2008 Kitchen Improvements	0.00
501-2008 Kitchen Improvements	0.00
2008 Floor Improvements	0.00
461-2008 Floor Improvements	0.00
501-2008 Floor Improvements	0.00
2008 Window Improvements	0.00
2008 Building Improvements	0.00
2008 Roof Improvements	0.00
2008 Other Improvements	0.00
461-2008 Other Improvements	0.00
501-2008 Other Improvements	0.00
2009 Bathroom Improvements	0.00
2009 Kitchen Improvements	0.00
2009 Floor Improvements	0.00
2009 Window Improvements	0.00
2009 Building Improvements	0.00
2009 Roof Improvements	0.00
2009 Other Improvements	0.00
461-2009 Other Improvements	0.00
501-2009 Other Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2010 Other Improvements	0.00
2011 Other Improvements	0.00
2012 Other Improvements	0.00
2013 Other Improvements	0.00
2013-Roof Improvement	0.00
2014 Other Improvements	0.00
2014 T/O Misc. Expense	0.00
2014 T/O Materials	0.00
2014 T/O Outside Vendor	0.00
2014 - Roof	0.00
2015 Other Improvements	0.00
T/O Misc. Exp.	0.00
2015 T/O Materiales	0.00
T/O Outside Vendor	0.00
2016 Other Improvements	0.00
2016 T/O Misc. Exp.	0.00
2016 T/O Materials	0.00
2016 T/O outside vendors	0.00
2016 Hills Assessments	0.00
2017 Other Improvements	0.00
2017 T/O Misc. Exp.	0.00
2017 T/O Materials	0.00
2017 T/O Outside Vendor	0.00
2017 Hills Assessments	0.00
2018 Other Improvements	36,282.60
2018 T/O Misc. Exp.	0.00
2018 T/O Materials	0.00
2018 T/O Outside Vendor	0.00
2018 Hills Assessments	0.00
2019 Other Improvements	81,530.27
2019 T/O Misc. Exp.	0.00
2019 T/O Materials	674.50
2019 T/O Outside Vendor	39,499.10
2019 Hills Assessments	0.00
2020 Other Improvements	0.00
2020 T/O Misc. Exp.	0.00
2020 T/O Materials	0.00
2020 T/O Outside Vendor	0.00
2020 Hills Assessments	0.00
TOTAL CAPITAL IMPROVEMENTS	157,986.47
Accum Deprec - Capital Improvements	47,643.51
NET CAPITALIZED IMPROVEMENTS	110,342.96
 OTHER ASSETS	
Security Deposits	0.00
Investment - LLC 21	0.00
Investment - LLC 24	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Investment - LLC 27	0.00
Investment - LLC 28	0.00
Investment - LLC 29	0.00
Investment - LLC 25	0.00
Investment - LLC 26	0.00
Investment - LLC 31	0.00
Investment - LLC 34	0.00
Investment - LLC 35	0.00
Investment - LLC 36	0.00
Investment LLC 37	0.00
Investment LLC 38	0.00
Investment - LLC 39	0.00
Investment - LLC 40	0.00
Investment - LLC 41	0.00
Investment - LLC 42	0.00
Investment - LLC 43	0.00
	0.00
investment - LLC 45	0.00
<i>Investment in 48</i>	<i>0.00</i>
BofA Teller Rental	0.00
Investment - 16914	0.00
Investment - Rafael Gardens	0.00
Investment - 1129 3rd Street	0.00
LP Units	0.00
Investment - US Performing Arts	0.00
Investment - Marin CoWork	0.00
Limited Liability Companies	0.00
LONG TERM RECEIVABLES	
PISF I	0.00
Duffy Due to/from	0.00
PISF III	0.00
PISF IV	0.00
PISF VI	0.00
PISF VII	0.00
PISF IX	0.00
PISF XI	0.00
PISF XII	0.00
PISF XIII	0.00
PISF XIV	0.00
PISF XV	0.00
PISF XVI	0.00
PISF XVII	0.00
PISF XVIII	0.00
461 Due To/From	0.00
501 Due/To From	0.00
Hammondale Due To/From	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
21 Due/to From	0.00
In process Lease litigation	0.00
LLC 20	0.00
LLC 21	0.00
LLC 22	0.00
LLC 23	0.00
LLC 24	0.00
LLC 25	0.00
LLC 26	0.00
LLC 27	0.00
LLC 28	0.00
LLC 29	0.00
LLC 30	0.00
LLC 30	0.00
LLC 31	0.00
LLC 32	0.00
LLC 33	0.00
LLC 34	0.00
LLC 35	0.00
LLC 36	0.00
LLC 37	0.00
LLC 38	0.00
LLC 39	0.00
LLC 40	0.00
LLC 41	0.00
LLC 42	0.00
LLC 43	0.00
LLC 44	0.00
LLC 45	0.00
LLC 46	0.00
LLC 47	0.00
LLC 48	0.00
Due to/from LLC 49	0.00
PI LLC 50	0.00
PI 51 LLC	0.00
Due to/from Gate 5	0.00
PV 1 Due to/from	0.00
885 Due to/from	0.00
107 Due to/from	0.00
481 Due to/from	0.00
515 Due to/from	0.00
300 Due to/From PISF	0.00
Paul Drive Due to/from	0.00
353 BMK due to/from	0.00
49 Ignacio due to/from	0.00
Due To/From GP	0.00
Due To/From 16914	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Due To/From PISF, Inc.	0.00
Due To/From PIM	0.00
Note Receivable	0.00
7200 Redwood Due to/From	0.00
355 Due to / from	0.00
Due to/from 350 Ignacio Assoc.	0.00
1222 Due to/from	0.00
419 Prospect due to/from	0.00
TOTAL ASSETS	7,910,040.49
LIABILITIES & EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	1,759.58
Deferred Revenue	0.00
Unearned Rent	25,108.76
FTB Taxes Payable	0.00
PPP Loan	0.00
Property Tax Payable	0.00
Insurance Payable	0.00
Accrued Expenses	0.00
TOTAL CURRENT LIABILITIES	26,868.34
LONG TERM LIABILITIES	
Notes Payable	0.00
Notes Payable LLC 48	0.00
Deed of Trust Payable	0.00
Accrued Interest	0.00
Security Deposits Liability	50,530.85
Security Deposit Clearing	0.00
Pet Deposit Payable	0.00
Unearned Income	0.00
Mortgage Payable	4,100,000.00
1st Mortgage 461	0.00
2nd Mortgage 461	0.00
1st Mortgage 501	0.00
1st Deed 350, Suite 201	0.00
2nd Deed 350, Suite 201	0.00
1st Deed 350, Suite 200	0.00
First Mortgage 350 Suite 203	0.00
1st Deed 350 Suites 101, 103	0.00
Other Liabilities	0.00
Accum K-1 Losses	0.00
1st Mortgage Gate 5	0.00
2nd Deed Gate 5	0.00
1st Mortgage Duffy Place	0.00
2nd Deed Duffy Place	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
1st Mortgage 49 Ignacio	0.00
2nd Deed 49 Ignacio	0.00
TOTAL LONG TERM LIABILITIES	4,150,530.85
TOTAL LIABILITIES	4,177,399.19
 EQUITY	
Common Stock	0.00
Capital Contributions	4,267,900.46
Capital Receivable	0.00
Less: Repurchased Units	0.00
TIC Ownership	0.00
L.P. Distributions	0.00
G.P. Distributions	0.00
Premium on Repurch Units	0.00
Previous Period Adjmts	0.00
Member Distribution	-364,503.00
Dist. 38 to 20	0.00
Dist. 38 to 21	0.00
Dist. 37 to 22	0.00
Inter Co. PFI - PV1	0.00
Inter Co PFI - Gate 5	0.00
Inter Co PFI - Duffy	0.00
Inter Co PFI - Hamm	0.00
Inter Co PFI - 107	0.00
Inter Co PFI - 461	0.00
Inter Co PFI - 501	0.00
Inter Co PFI - 49	0.00
Inter Co PFI - 885	0.00
Inter Co. PFI - 515	0.00
Inter-Co PFI - 355	0.00
InterCo PFI - 7200	0.00
InterCo PFI-117	0.00
InterCo PFI - 7 Merry	0.00
InterCo PFI - 16914	0.00
InterCo PFI - Paul	0.00
InterCo PFI - 353	0.00
InterCo PFI - 1506	0.00
InterCo PFI - 1222	0.00
InterCo PFI - 419	0.00
Inter Co PFI - 19 Merrydale	0.00
Inter Co PFI - 1129	0.00
Inter Co PFI - 1315	0.00
Inter-Co. PFI - 1732	0.00
Inter-Co PFI-390	0.00
Inter Co PFI-santaland	0.00
Retained Earnings	-17,963.17
Retained Earnings - Owned Properties	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
K1-Losses	0.00
Net Income (Loss) Current	-152,792.99
Appliance Depreciation	0.00
TOTAL EQUITY	3,732,641.30
TOTAL LIABILITIES & EQUITY	7,910,040.49
Total of All	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

Current Balance**ASSETS****CURRENT ASSETS****CASH**

1010 - Checking	56,023.32
461 Bank Acct	0.00
501 Bank Acct	0.00
1015 -Reserve Account	160,000.00
1020 OLD Clearing	0.00
PFI First Community Clearing	0.00
PISF Inc. Transfer	0.00
PFI Cash - Transfer	0.00
Money Market	0.00
Escrow Account	0.00
Fremont Checking Account	0.00
Interest Cash	0.00
Petty Cash	0.00
Cash Hammondale	0.00
Cash 461	0.00
Cash 501	0.00
TOTAL CASH	216,023.32

RECEIVABLES

Property Receivables	0.00
Loan Receivables	0.00
Other Receivables	0.00
Officer - Due to/from	0.00

ACCOUNTS RECEIVABLES

A/R Rent Due	93,148.34
A/R Other - Melissa B	0.00
A/R Other - People home equity	0.00
A/R Collections	0.00
A/R Security Deposits	0.00
TOTAL ACCOUNTS RECEIVABLES	93,148.34

RESERVES & PREPAIDS

Reserve - Insurance	1,582.64
Reserve - Improvements	0.00
Prepaid Maint. Contract	0.00
Prepaid - Leasing Comm.	0.00
Prepaid - Leasing Comm.	0.00
Prepaid Mortgage Interest	0.00
Prepaid Taxes	0.00
TOTAL RESERVES & PREPAIDS	1,582.64
TOTAL CURRENT ASSETS	310,754.30

Balance Sheet

Period = Jul 2020

Book = Accrual

Current Balance**FIXED ASSETS**

Land - Hammondale	0.00
Land	1,537,000.00
Land - 501	0.00
Land - PI 20 LLC	0.00
Land - 200 Gate 5	0.00
Land - Duffy	0.00
Land - 49 Ignacio	0.00
Land - 350 Ignacio Suite 200	0.00
Land - PI 21 LLC	0.00
Land 30 Clay Court	0.00
Land - 690 DeLong	0.00
Building	6,048,000.00
Fixtures & Appliances	0.00
Improvements	0.00
Additional basis	0.00
Accum Depreciation	-368,000.00
Building - 501	0.00
Accum Depreciation Building - 501	0.00
Building - PI 20	0.00
A/D Building PI 20	0.00
Building - 200 Gate 5	0.00
Open	0.00
Accum Depreciation Gate 5	0.00
Buidling Duffy Place	0.00
Accum Depreciation Duffy Place	0.00
Building 49 Ignacio	0.00
Accum Depreciation 49 Ignacio	0.00
Building - Hammondale	0.00
Accum Depr Hammondale	0.00
350 Ignacio #200	0.00
A/D 350 Ignacio #200	0.00
350 Ignacio #101	0.00
A/D 350 Ignacio #101	0.00
Building - 30 Clay Ct.	0.00
A/D 30 Clay Ct.	0.00
Building 690 DeLong	0.00
A/D Building 690 DeLong	0.00
350 Ignacio #103	0.00
A/D 350 Ingacio #103	0.00
350 Ignacio #201	0.00
350 Ignacio # 203	0.00
A/D 350 Ignacio #203	0.00
350 Ignacio #100	0.00
A/D Ignacio #100	0.00
350 Ignacio #300	0.00
A/D 350 Ignacio #300	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Furniture and Fixtures	2,253.37
A/D Furn. & Fixt.	0.00
Furniture & Fixt Hamm	0.00
Furniture & Fixt Gate	0.00
A/D Furn./Fixt. Hamm	0.00
A/D Furn./Fixt. Gate	0.00
Computers	0.00
A/D Computers	0.00
A/V Equipment	0.00
Vehicles	0.00
A/D Vehicles	0.00
Tenant Imp. 350 Ignacio	0.00
A/D Tenant Imp.	0.00
Acum. Gain (Loss) Gate	0.00
Accum. Gain (Loss) Hamm	0.00
Accum. Gain (Loss) 501	0.00
Accum Gain Loss - 461	0.00
Accum Depreciation Fixed Assets	0.00
NET FIXED ASSETS	7,219,253.37
 ACQUISITION ASSETS	
Closing Costs	11,715.00
A/A Closing Costs	0.00
Syndication Costs	0.00
Loan Fees	25,417.86
Accum Amort Loan Fees	-25,417.86
Personal Property	100,000.00
Accum Depreciation Personal Property	-98,133.81
Organization Costs	19,583.33
Accum Amort Organization Costs	0.00
NET ACQUISITION ASSETS	33,164.52
 CAPITALIZED IMPROVEMENTS	
Improvements Prior 2000	0.00
2001 Bathroom Improvements	0.00
2001 Kitchen Improvements	0.00
2001 Floor Improvements	0.00
2001 Window Improvements	0.00
2001 Building Improvements	0.00
2001 Roof Improvements	0.00
2001 Other Improvements	0.00
2002 Bathroom Improvements	0.00
2002 Kitchen Improvements	0.00
2002 Floor Improvements	0.00
2002 Window Improvements	0.00
2002 Building Improvements	0.00
2002 Roof Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2002 Other Improvements	0.00
2002 Improvement Salaries	0.00
2003 Bathroom Improvements	0.00
2003 Kitchen Improvements	0.00
2003 Floor Improvements	0.00
2003 Window Improvements	0.00
461-2003 Windows Improvements	0.00
501-2003 Window Improvement	0.00
2003 Building Improvements	0.00
461-2003 Building Improvements	0.00
501-2003 Building Improvements	0.00
2003 Roof Improvements	0.00
2003 Other Improvements	0.00
461-2003 Other Improvements	0.00
501-2003 Other Improvements	0.00
2004 Bathroom Improvements	0.00
2004 Kitchen Improvements	0.00
2004 Floor Improvements	0.00
461-2004 Floor Improvements	0.00
501-2004 Floor Improvements	0.00
2004 Window Improvements	0.00
461-2004 Window Improvements	0.00
501-2004 Window Improvements	0.00
2004 Building Improvements	0.00
2004 Roof Improvements	0.00
2004 Other Improvements	0.00
461-2004 Other Improvements	0.00
501-2004 Other Improvements	0.00
2005 Bathroom Improvements	0.00
2005 Kitchen Improvements	0.00
461-2005 Kitchen Improvements	0.00
501-2005 Kitchen Improvements	0.00
2005 Floor Improvements	0.00
461-2005 Floor Improvements	0.00
501-2005 Floor Improvements	0.00
2005 Window Improvements	0.00
2005 Building Improvements	0.00
2005 Roof Improvements	0.00
2005 Other Improvements	0.00
461-2005 Other Improvements	0.00
501-2005 Other Improvements	0.00
2005 Improvement Salaries	0.00
2006 Bathroom Improvements	0.00
2006 Kitchen Improvements	0.00
461-2006 Kitchen Improvements	0.00
501-2006 Kitchen Improvements	0.00
2006 Floor Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
461-2006 Floor Improvements	0.00
501-2006 Floor Improvements	0.00
2006 Window Improvements	0.00
2006 Building Improvements	0.00
461-2006 Building Improvements	0.00
501-2006 Building Improvements	0.00
2006 Roof Improvements	0.00
2006 Other Improvements	0.00
2007 Bathroom Improvements	0.00
461-2007 Bathroom Improvements	0.00
501-2007 Bathroom Improvements	0.00
2007 Kitchen Improvements	0.00
2007 Floor Improvements	0.00
461-2007 Floor Improvements	0.00
501-2007 Floor Improvements	0.00
2007 Window Improvements	0.00
2007 Building Improvements	0.00
461-2007 Building Improvements	0.00
501-2007 Building Improvements	0.00
2007 Roof Improvements	0.00
2007 Other Improvements	0.00
461-2007 Other Improvements	0.00
501-2007 Other Improvements	0.00
2008 Bathroom Improvements	0.00
461-2008 Bathrooms Improvements	0.00
501-2008 Bathroom Improvements	0.00
2008 Kitchen Improvements	0.00
461-2008 Kitchen Improvements	0.00
501-2008 Kitchen Improvements	0.00
2008 Floor Improvements	0.00
461-2008 Floor Improvements	0.00
501-2008 Floor Improvements	0.00
2008 Window Improvements	0.00
2008 Building Improvements	0.00
2008 Roof Improvements	0.00
2008 Other Improvements	0.00
461-2008 Other Improvements	0.00
501-2008 Other Improvements	0.00
2009 Bathroom Improvements	0.00
2009 Kitchen Improvements	0.00
2009 Floor Improvements	0.00
2009 Window Improvements	0.00
2009 Building Improvements	0.00
2009 Roof Improvements	0.00
2009 Other Improvements	0.00
461-2009 Other Improvements	0.00
501-2009 Other Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2010 Other Improvements	0.00
2011 Other Improvements	0.00
2012 Other Improvements	0.00
2013 Other Improvements	0.00
2013-Roof Improvement	0.00
2014 Other Improvements	0.00
2014 T/O Misc. Expense	0.00
2014 T/O Materials	0.00
2014 T/O Outside Vendor	0.00
2014 - Roof	0.00
2015 Other Improvements	0.00
T/O Misc. Exp.	0.00
2015 T/O Materiales	0.00
T/O Outside Vendor	0.00
2016 Other Improvements	0.00
2016 T/O Misc. Exp.	0.00
2016 T/O Materials	0.00
2016 T/O outside vendors	0.00
2016 Hills Assessments	0.00
2017 Other Improvements	0.00
2017 T/O Misc. Exp.	0.00
2017 T/O Materials	0.00
2017 T/O Outside Vendor	0.00
2017 Hills Assessments	0.00
2018 Other Improvements	36,282.60
2018 T/O Misc. Exp.	0.00
2018 T/O Materials	0.00
2018 T/O Outside Vendor	0.00
2018 Hills Assessments	0.00
2019 Other Improvements	81,530.27
2019 T/O Misc. Exp.	0.00
2019 T/O Materials	674.50
2019 T/O Outside Vendor	39,499.10
2019 Hills Assessments	0.00
2020 Other Improvements	2,760.00
2020 T/O Misc. Exp.	0.00
2020 T/O Materials	653.55
2020 T/O Outside Vendor	6,105.00
2020 Hills Assessments	0.00
TOTAL CAPITAL IMPROVEMENTS	167,505.02
Accum Deprec - Capital Improvements	49,077.81
NET CAPITALIZED IMPROVEMENTS	118,427.21
 OTHER ASSETS	
Security Deposits	0.00
Investment - LLC 21	0.00
Investment - LLC 24	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Investment - LLC 27	0.00
Investment - LLC 28	0.00
Investment - LLC 29	0.00
Investment - LLC 25	0.00
Investment - LLC 26	0.00
Investment - LLC 31	0.00
Investment - LLC 34	0.00
Investment - LLC 35	0.00
Investment - LLC 36	0.00
Investment LLC 37	0.00
Investment LLC 38	0.00
Investment - LLC 39	0.00
Investment - LLC 40	0.00
Investment - LLC 41	0.00
Investment - LLC 42	0.00
Investment - LLC 43	0.00
	0.00
investment - LLC 45	0.00
<i>Investment in 48</i>	<i>0.00</i>
BofA Teller Rental	0.00
Investment - 16914	0.00
Investment - Rafael Gardens	0.00
Investment - 1129 3rd Street	0.00
LP Units	0.00
Investment - US Performing Arts	0.00
Investment - Marin CoWork	0.00
Limited Liability Companies	0.00
LONG TERM RECEIVABLES	
PISF I	0.00
Duffy Due to/from	0.00
PISF III	0.00
PISF IV	0.00
PISF VI	0.00
PISF VII	0.00
PISF IX	0.00
PISF XI	0.00
PISF XII	0.00
PISF XIII	0.00
PISF XIV	0.00
PISF XV	0.00
PISF XVI	0.00
PISF XVII	0.00
PISF XVIII	0.00
461 Due To/From	0.00
501 Due/To From	0.00
Hammondale Due To/From	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
21 Due/to From	0.00
In process Lease litigation	0.00
LLC 20	0.00
LLC 21	0.00
LLC 22	0.00
LLC 23	0.00
LLC 24	0.00
LLC 25	0.00
LLC 26	0.00
LLC 27	0.00
LLC 28	0.00
LLC 29	0.00
LLC 30	0.00
LLC 30	0.00
LLC 31	0.00
LLC 32	0.00
LLC 33	0.00
LLC 34	0.00
LLC 35	0.00
LLC 36	0.00
LLC 37	0.00
LLC 38	0.00
LLC 39	0.00
LLC 40	0.00
LLC 41	0.00
LLC 42	0.00
LLC 43	0.00
LLC 44	0.00
LLC 45	0.00
LLC 46	0.00
LLC 47	0.00
LLC 48	0.00
Due to/from LLC 49	0.00
PI LLC 50	0.00
PI 51 LLC	0.00
Due to/from Gate 5	0.00
PV 1 Due to/from	0.00
885 Due to/from	0.00
107 Due to/from	0.00
481 Due to/from	0.00
515 Due to/from	0.00
300 Due to/From PISF	0.00
Paul Drive Due to/from	0.00
353 BMK due to/from	0.00
49 Ignacio due to/from	0.00
Due To/From GP	132,792.54
Due To/From 16914	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Due To/From PISF, Inc.	0.00
Due To/From PIM	0.00
Note Receivable	0.00
7200 Redwood Due to/From	0.00
355 Due to / from	0.00
Due to/from 350 Ignacio Assoc.	0.00
1222 Due to/from	0.00
419 Prospect due to/from	0.00
TOTAL LONG TERM RECEIVABLES	132,792.54
TOTAL ASSETS	7,814,391.94
LIABILITIES & EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	2,142.54
Deferred Revenue	0.00
Unearned Rent	16,169.97
FTB Taxes Payable	0.00
PPP Loan	0.00
Property Tax Payable	6,133.25
Insurance Payable	0.00
Accrued Expenses	0.00
TOTAL CURRENT LIABILITIES	24,445.76
LONG TERM LIABILITIES	
Notes Payable	0.00
Notes Payable LLC 48	0.00
Deed of Trust Payable	0.00
Accrued Interest	0.00
Security Deposits Liability	48,111.00
Security Deposit Clearing	0.00
Pet Deposit Payable	0.00
Unearned Income	0.00
Mortgage Payable	4,100,000.00
1st Mortgage 461	0.00
2nd Mortgage 461	0.00
1st Mortgage 501	0.00
1st Deed 350, Suite 201	0.00
2nd Deed 350, Suite 201	0.00
1st Deed 350, Suite 200	0.00
First Mortgage 350 Suite 203	0.00
1st Deed 350 Suites 101, 103	0.00
Other Liabilities	0.00
Accum K-1 Losses	0.00
1st Mortgage Gate 5	0.00
2nd Deed Gate 5	0.00
1st Mortgage Duffy Place	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2nd Deed Duffy Place	0.00
1st Mortgage 49 Ignacio	0.00
2nd Deed 49 Ignacio	0.00
TOTAL LONG TERM LIABILITIES	4,148,111.00
TOTAL LIABILITIES	4,172,556.76
EQUITY	
Common Stock	0.00
Capital Contributions	4,400,000.00
Capital Receivable	0.00
Less: Repurchased Units	0.00
TIC Ownership	0.00
L.P. Distributions	0.00
G.P. Distributions	0.00
Premium on Repurch Units	0.00
Previous Period Adjmts	0.00
Member Distribution	-523,261.71
Dist. 38 to 20	0.00
Dist. 38 to 21	0.00
Dist. 37 to 22	0.00
Inter Co. PFI - PV1	0.00
Inter Co PFI - Gate 5	0.00
Inter Co PFI - Duffy	0.00
Inter Co PFI - Hamm	0.00
Inter Co PFI - 107	0.00
Inter Co PFI - 461	0.00
Inter Co PFI - 501	0.00
Inter Co PFI - 49	0.00
Inter Co PFI - 885	0.00
Inter Co. PFI - 515	0.00
Inter-Co PFI - 355	0.00
InterCo PFI - 7200	0.00
InterCo PFI-117	0.00
InterCo PFI - 7 Merry	0.00
InterCo PFI - 16914	0.00
InterCo PFI - Paul	0.00
InterCo PFI - 353	0.00
InterCo PFI - 1506	0.00
InterCo PFI - 1222	0.00
InterCo PFI - 419	0.00
Inter Co PFI - 19 Merrydale	0.00
Inter Co PFI - 1129	0.00
Inter Co PFI - 1315	0.00
Inter-Co. PFI - 1732	0.00
Inter-Co PFI-390	0.00
Inter Co PFI-santaland	0.00
Retained Earnings	-170,756.16

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Retained Earnings - Owned Properties	0.00
K1-Losses	0.00
Net Income (Loss) Current	-64,146.95
Appliance Depreciation	0.00
TOTAL EQUITY	3,641,835.18
TOTAL LIABILITIES & EQUITY	7,814,391.94
Total of All	0.00

Exhibit A-2: Statement of Income (*Loss*) for **Professional Investors 39, LLC** for period ending 9/2/2020

[Provide a statement of income (*loss*) for the following periods:

(i) For the initial report:

- a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and
- b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	706,903.96	100.00	706,903.96	100.00
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	0.00	0.00	0.00	0.00
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	706,903.96	100.00	706,903.96	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	60,080.97	8.50	60,080.97	8.50
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	9,256.12	1.31	9,256.12	1.31
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	69,337.09	9.81	69,337.09	9.81
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	4,453.34	0.63	4,453.34	0.63
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	-531.00	-0.08	-531.00	-0.08
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	7.58	0.00	7.58	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	0.00	0.00	0.00	0.00
Security Patrol	5,130.64	0.73	5,130.64	0.73
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	9,060.56	1.28	9,060.56	1.28
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	42,309.29	5.99	42,309.29	5.99
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	794.92	0.11	794.92	0.11
TOTAL MANAGEMENT E...	43,104.21	6.10	43,104.21	6.10
UTILITIES EXPENSE				
Gas & Electricity	42,014.41	5.94	42,014.41	5.94
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	4,273.76	0.60	4,273.76	0.60
Garbage & Trash Removal	11,610.57	1.64	11,610.57	1.64
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	5,860.15	0.83	5,860.15	0.83
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	63,758.89	9.02	63,758.89	9.02
REPAIRS & MAINTENANCE				
R&M Unit	0.00	0.00	0.00	0.00
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	0.00	0.00	0.00	0.00
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	9,233.67	1.31	9,233.67	1.31
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	100.00	0.01	100.00	0.01
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	3,558.87	0.50	3,558.87	0.50
R&M - Electrical Supplies	863.68	0.12	863.68	0.12
R&M - Landscaping Supplies	157.57	0.02	157.57	0.02
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	4,851.17	0.69	4,851.17	0.69
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	-3,486.42	-0.49	-3,486.42	-0.49
Locks & Keys	2,197.38	0.31	2,197.38	0.31
R&M - Painting Supplies	8.01	0.00	8.01	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	17,483.93	2.47	17,483.93	2.47

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	149.00	0.02	149.00	0.02
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	6,019.81	0.85	6,019.81	0.85
Contract - Electrical & Lighting	2,500.00	0.35	2,500.00	0.35
Contract - HVAC Maint.	7,903.32	1.12	7,903.32	1.12
Contract R&M	2,336.62	0.33	2,336.62	0.33
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	19,200.00	2.72	19,200.00	2.72
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	3,900.00	0.55	3,900.00	0.55
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	183.33	0.03	183.33	0.03
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	42,192.08	5.97	42,192.08	5.97
TAXES				
Real Estate Taxes	108,129.63	15.30	108,129.63	15.30
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	108,129.63	15.30	108,129.63	15.30
INSURANCE EXPENSE				
Package Insurance	3,773.04	0.53	3,773.04	0.53
Earthquake Insurance	7,801.52	1.10	7,801.52	1.10
Umbrella Insurance	1,765.32	0.25	1,765.32	0.25
Flood Insurance	6,275.28	0.89	6,275.28	0.89
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	19,615.16	2.77	19,615.16	2.77
TOTAL OPERATING EXPENSES	372,681.55	52.72	372,681.55	52.72
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	-213.54	-0.03	-213.54	-0.03
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-213.54	-0.03	-213.54	-0.03
NET OPERATING INCOME	334,435.95	47.31	334,435.95	47.31
DEBT SERVICE EXPENSE				
Mortgage Interest	198,701.99	28.11	198,701.99	28.11
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	198,701.99	28.11	198,701.99	28.11
NET INC.BEFORE DEP.& TAX	135,733.96	19.20	135,733.96	19.20
DEPREC. & AMORT. EXPENSES				
Building Depreciation	192,000.00	27.16	192,000.00	27.16
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	50,000.04	7.07	50,000.04	7.07
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	43,394.80	6.14	43,394.80	6.14
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	1,380.24	0.20	1,380.24	0.20

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	286,775.08	40.57	286,775.08	40.57
NET INC.(LOSS) BEF.TAXES	-151,041.12	-21.37	-151,041.12	-21.37
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	1,751.87	0.25	1,751.87	0.25
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	1,751.87	0.25	1,751.87	0.25
NET INCOME (LOSS)BK	-152,792.99	-21.61	-152,792.99	-21.61
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	428,423.93	96.95	428,423.93	96.95
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	13,059.83	2.96	13,059.83	2.96
Prior Year Recovery Income	418.92	0.09	418.92	0.09
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	441,902.68	100.00	441,902.68	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	37,470.75	8.48	37,470.75	8.48
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	247.67	0.06	247.67	0.06
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	37,718.42	8.54	37,718.42	8.54
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	2,062.70	0.47	2,062.70	0.47
Legal	2,120.00	0.48	2,120.00	0.48
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	158.00	0.04	158.00	0.04
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	265.00	0.06	265.00	0.06
Security Patrol	8,209.72	1.86	8,209.72	1.86
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	12,815.42	2.90	12,815.42	2.90
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	25,815.25	5.84	25,815.25	5.84
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	380.00	0.09	380.00	0.09
TOTAL MANAGEMENT E...	26,195.25	5.93	26,195.25	5.93
UTILITIES EXPENSE				
Gas & Electricity	21,390.69	4.84	21,390.69	4.84
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	3,724.62	0.84	3,724.62	0.84
Garbage & Trash Removal	6,937.19	1.57	6,937.19	1.57
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	2,533.04	0.57	2,533.04	0.57
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	34,585.54	7.83	34,585.54	7.83
REPAIRS & MAINTENANCE				
R&M Unit	3,353.89	0.76	3,353.89	0.76
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	125.00	0.03	125.00	0.03
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	1,864.00	0.42	1,864.00	0.42
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	1,789.20	0.40	1,789.20	0.40
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	4,209.00	0.95	4,209.00	0.95
R&M - Miscellaneous	399.93	0.09	399.93	0.09
R&M - Windows	1,976.00	0.45	1,976.00	0.45
R&M - HVAC	6,609.50	1.50	6,609.50	1.50
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	8,210.40	1.86	8,210.40	1.86
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	0.00	0.00	0.00	0.00
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	28.02	0.01	28.02	0.01
R&M - Electrical Supplies	960.54	0.22	960.54	0.22
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	1,068.47	0.24	1,068.47	0.24
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	1,737.85	0.39	1,737.85	0.39
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	1,751.50	0.40	1,751.50	0.40
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	34,083.30	7.71	34,083.30	7.71

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	149.00	0.03	149.00	0.03
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	5,259.00	1.19	5,259.00	1.19
Contract R&M	0.00	0.00	0.00	0.00
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	19,194.00	4.34	19,194.00	4.34
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	4,387.50	0.99	4,387.50	0.99
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	780.80	0.18	780.80	0.18
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	724.00	0.16	724.00	0.16
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	30,494.30	6.90	30,494.30	6.90
TAXES				
Real Estate Taxes	55,239.79	12.50	55,239.79	12.50
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	55,239.79	12.50	55,239.79	12.50
INSURANCE EXPENSE				
Package Insurance	2,126.37	0.48	2,126.37	0.48
Earthquake Insurance	4,847.50	1.10	4,847.50	1.10
Umbrella Insurance	1,016.19	0.23	1,016.19	0.23
Flood Insurance	3,727.50	0.84	3,727.50	0.84
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	11,717.56	2.65	11,717.56	2.65
TOTAL OPERATING EXPENSES	242,849.58	54.96	242,849.58	54.96
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	-366.08	-0.08	-366.08	-0.08
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-366.08	-0.08	-366.08	-0.08
NET OPERATING INCOME	199,419.18	45.13	199,419.18	45.13
DEBT SERVICE EXPENSE				
Mortgage Interest	115,954.86	26.24	115,954.86	26.24
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	115,954.86	26.24	115,954.86	26.24
NET INC.BEFORE DEP.& TAX	83,464.32	18.89	83,464.32	18.89
DEPREC. & AMORT. EXPENSES				
Building Depreciation	112,000.00	25.34	112,000.00	25.34
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	29,166.69	6.60	29,166.69	6.60
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	1,434.30	0.32	1,434.30	0.32
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	1,610.28	0.36	1,610.28	0.36

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	144,211.27	32.63	144,211.27	32.63
NET INC.(LOSS) BEF.TAXES	-60,746.95	-13.75	-60,746.95	-13.75
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	3,400.00	0.77	3,400.00	0.77
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	3,400.00	0.77	3,400.00	0.77
NET INCOME (LOSS)BK	-64,146.95	-14.52	-64,146.95	-14.52
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Exhibit A-3: Statement of Cash Flows for **Professional Investors 39, LLC** for period ending **9/2/2020**

[Provide a statement of changes in cash position for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	706,903.96	100.00	706,903.96	100.00
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	0.00	0.00	0.00	0.00
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	706,903.96	100.00	706,903.96	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	60,080.97	8.50	60,080.97	8.50
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	9,256.12	1.31	9,256.12	1.31
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	69,337.09	9.81	69,337.09	9.81
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	4,453.34	0.63	4,453.34	0.63
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	-531.00	-0.08	-531.00	-0.08
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	7.58	0.00	7.58	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	0.00	0.00	0.00	0.00
Security Patrol	5,130.64	0.73	5,130.64	0.73
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	9,060.56	1.28	9,060.56	1.28
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	42,309.29	5.99	42,309.29	5.99
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	794.92	0.11	794.92	0.11
TOTAL MANAGEMENT E...	43,104.21	6.10	43,104.21	6.10
UTILITIES EXPENSE				
Gas & Electricity	42,014.41	5.94	42,014.41	5.94
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	4,273.76	0.60	4,273.76	0.60
Garbage & Trash Removal	11,610.57	1.64	11,610.57	1.64
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	5,860.15	0.83	5,860.15	0.83
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	63,758.89	9.02	63,758.89	9.02
REPAIRS & MAINTENANCE				
R&M Unit	0.00	0.00	0.00	0.00
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	0.00	0.00	0.00	0.00
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	9,233.67	1.31	9,233.67	1.31
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	100.00	0.01	100.00	0.01
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	3,558.87	0.50	3,558.87	0.50
R&M - Electrical Supplies	863.68	0.12	863.68	0.12
R&M - Landscaping Supplies	157.57	0.02	157.57	0.02
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	4,851.17	0.69	4,851.17	0.69
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	-3,486.42	-0.49	-3,486.42	-0.49
Locks & Keys	2,197.38	0.31	2,197.38	0.31
R&M - Painting Supplies	8.01	0.00	8.01	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	17,483.93	2.47	17,483.93	2.47

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	149.00	0.02	149.00	0.02
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	6,019.81	0.85	6,019.81	0.85
Contract - Electrical & Lighting	2,500.00	0.35	2,500.00	0.35
Contract - HVAC Maint.	7,903.32	1.12	7,903.32	1.12
Contract R&M	2,336.62	0.33	2,336.62	0.33
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	19,200.00	2.72	19,200.00	2.72
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	3,900.00	0.55	3,900.00	0.55
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	183.33	0.03	183.33	0.03
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	42,192.08	5.97	42,192.08	5.97
TAXES				
Real Estate Taxes	108,129.63	15.30	108,129.63	15.30
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	108,129.63	15.30	108,129.63	15.30
INSURANCE EXPENSE				
Package Insurance	3,773.04	0.53	3,773.04	0.53
Earthquake Insurance	7,801.52	1.10	7,801.52	1.10
Umbrella Insurance	1,765.32	0.25	1,765.32	0.25
Flood Insurance	6,275.28	0.89	6,275.28	0.89
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	19,615.16	2.77	19,615.16	2.77
TOTAL OPERATING EXPENSES	372,681.55	52.72	372,681.55	52.72
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	-213.54	-0.03	-213.54	-0.03
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-213.54	-0.03	-213.54	-0.03
NET OPERATING INCOME	334,435.95	47.31	334,435.95	47.31
DEBT SERVICE EXPENSE				
Mortgage Interest	198,701.99	28.11	198,701.99	28.11
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	198,701.99	28.11	198,701.99	28.11
NET INC.BEFORE DEP.& TAX	135,733.96	19.20	135,733.96	19.20
DEPREC. & AMORT. EXPENSES				
Building Depreciation	192,000.00	27.16	192,000.00	27.16
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	50,000.04	7.07	50,000.04	7.07
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	43,394.80	6.14	43,394.80	6.14
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	1,380.24	0.20	1,380.24	0.20

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	286,775.08	40.57	286,775.08	40.57
NET INC.(LOSS) BEF.TAXES	-151,041.12	-21.37	-151,041.12	-21.37
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	1,751.87	0.25	1,751.87	0.25
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	1,751.87	0.25	1,751.87	0.25
NET INCOME (LOSS)BK	-152,792.99	-21.61	-152,792.99	-21.61
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00
Adjustments				
Outside Management Income	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0.00
Period to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	227,589.49	231,830.03	4,240.54	
1015 -Reserve Account	10,000.00	160,000.00	150,000.00	
Total Cash	237,589.49	391,830.03	154,240.54	
Year to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	227,589.49	231,830.03	4,240.54	
1015 -Reserve Account	10,000.00	160,000.00	150,000.00	
Total Cash	237,589.49	391,830.03	154,240.54	

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	428,423.93	96.95	428,423.93	96.95
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	13,059.83	2.96	13,059.83	2.96
Prior Year Recovery Income	418.92	0.09	418.92	0.09
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	441,902.68	100.00	441,902.68	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	37,470.75	8.48	37,470.75	8.48
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	247.67	0.06	247.67	0.06
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	37,718.42	8.54	37,718.42	8.54
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	2,062.70	0.47	2,062.70	0.47
Legal	2,120.00	0.48	2,120.00	0.48
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	158.00	0.04	158.00	0.04
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	265.00	0.06	265.00	0.06
Security Patrol	8,209.72	1.86	8,209.72	1.86
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	12,815.42	2.90	12,815.42	2.90
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	25,815.25	5.84	25,815.25	5.84
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	380.00	0.09	380.00	0.09
TOTAL MANAGEMENT E...	26,195.25	5.93	26,195.25	5.93
UTILITIES EXPENSE				
Gas & Electricity	21,390.69	4.84	21,390.69	4.84
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	3,724.62	0.84	3,724.62	0.84
Garbage & Trash Removal	6,937.19	1.57	6,937.19	1.57
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	2,533.04	0.57	2,533.04	0.57
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	34,585.54	7.83	34,585.54	7.83
REPAIRS & MAINTENANCE				
R&M Unit	3,353.89	0.76	3,353.89	0.76
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	125.00	0.03	125.00	0.03
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	1,864.00	0.42	1,864.00	0.42
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	1,789.20	0.40	1,789.20	0.40
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	4,209.00	0.95	4,209.00	0.95
R&M - Miscellaneous	399.93	0.09	399.93	0.09
R&M - Windows	1,976.00	0.45	1,976.00	0.45
R&M - HVAC	6,609.50	1.50	6,609.50	1.50
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	8,210.40	1.86	8,210.40	1.86
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	0.00	0.00	0.00	0.00
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	28.02	0.01	28.02	0.01
R&M - Electrical Supplies	960.54	0.22	960.54	0.22
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	1,068.47	0.24	1,068.47	0.24
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	1,737.85	0.39	1,737.85	0.39
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	1,751.50	0.40	1,751.50	0.40
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	34,083.30	7.71	34,083.30	7.71

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	149.00	0.03	149.00	0.03
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	5,259.00	1.19	5,259.00	1.19
Contract R&M	0.00	0.00	0.00	0.00
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	19,194.00	4.34	19,194.00	4.34
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	4,387.50	0.99	4,387.50	0.99
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	780.80	0.18	780.80	0.18
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	724.00	0.16	724.00	0.16
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	30,494.30	6.90	30,494.30	6.90
TAXES				
Real Estate Taxes	55,239.79	12.50	55,239.79	12.50
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	55,239.79	12.50	55,239.79	12.50
INSURANCE EXPENSE				
Package Insurance	2,126.37	0.48	2,126.37	0.48
Earthquake Insurance	4,847.50	1.10	4,847.50	1.10
Umbrella Insurance	1,016.19	0.23	1,016.19	0.23
Flood Insurance	3,727.50	0.84	3,727.50	0.84
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	11,717.56	2.65	11,717.56	2.65
TOTAL OPERATING EXPENSES	242,849.58	54.96	242,849.58	54.96
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	-366.08	-0.08	-366.08	-0.08
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-366.08	-0.08	-366.08	-0.08
NET OPERATING INCOME	199,419.18	45.13	199,419.18	45.13
DEBT SERVICE EXPENSE				
Mortgage Interest	115,954.86	26.24	115,954.86	26.24
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	115,954.86	26.24	115,954.86	26.24
NET INC.BEFORE DEP.& TAX	83,464.32	18.89	83,464.32	18.89
DEPREC. & AMORT. EXPENSES				
Building Depreciation	112,000.00	25.34	112,000.00	25.34
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	29,166.69	6.60	29,166.69	6.60
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	1,434.30	0.32	1,434.30	0.32
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	1,610.28	0.36	1,610.28	0.36

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	144,211.27	32.63	144,211.27	32.63
NET INC.(LOSS) BEF.TAXES	-60,746.95	-13.75	-60,746.95	-13.75
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	3,400.00	0.77	3,400.00	0.77
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	3,400.00	0.77	3,400.00	0.77
NET INCOME (LOSS)BK	-64,146.95	-14.52	-64,146.95	-14.52
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00
Adjustments				
Outside Management Income	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0.00
Period to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	231,830.03	56,023.32	-175,806.71	
1015 -Reserve Account	160,000.00	160,000.00	0.00	
Total Cash	391,830.03	216,023.32	-175,806.71	
Year to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	231,830.03	56,023.32	-175,806.71	
1015 -Reserve Account	160,000.00	160,000.00	0.00	
Total Cash	391,830.03	216,023.32	-175,806.71	

Exhibit A-4: Statement of Changes in Shareholders'/Partners' Equity (*Deficit*) for Professional Investors 39, LLC for period ending 9/2/2020

[Provide a statement of changes in shareholders'/partners equity (*deficit*) for the following periods:

(i) For the initial report:

a.the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b.the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The Debtor's professionals are in the process of conducting a forensic review of the Debtor's and controlled entities' records necessary to determine changes in the shareholders'/partners' equity ownership for the controlled entities. The Debtor will submit an updated report to the Court once this information is available.

Exhibit B: Description of Operations for Professional Investors 39, LLC

[Describe the nature and extent of the Debtor's interest in the Controlled Non-Debtor Entity.

Describe the business conducted and intended to be conducted by the Controlled Non-Debtor Entity, focusing on the entity's dominant business segments.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

The Controlled Non-Debtor Entity owns a residential property which is operated by PFI. The units are leased as residences to tenants.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit C: Description of Intercompany Claims

[List and describe the Controlled Non-Debtor Entity's claims against any other Controlled Non-Debtor Entity, together with the basis for such claims and whether each claim is contingent, unliquidated or disputed.]

Describe the source of this information.]

The source of this information is derived for the companies' Accounting System.

Professional Investors 39, LLC appears to be owed approximately \$132,792.54 by Professional Financial Investors, Inc. in intercompany receivables.

Exhibit D: Allocation of Tax Liabilities and Assets

[Describe how income, losses, tax payments, tax refunds, or other tax attributes relating to federal, state, or local taxes have been allocated between or among the Controlled Non-Debtor Entity and one or more other Controlled Non-Debtor Entities.

Include a copy of each tax sharing or tax allocation agreement to which the entity is a party with any other Controlled Non-Debtor Entity.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System and conversations with the remaining employees of the company.

Tax liabilities are not allocated among or between any other Controlled Non-Debtor Entity.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit E: Description of Controlled Non-Debtor Entity's payments of Administrative Expenses, or Professional Fees otherwise payable by a Debtor


[Describe any payment made, or obligations incurred (or claims purchased), by the Controlled Non-Debtor Entity in connection with any claims, administrative expenses, or professional fees that have been or could be asserted against any Debtor.

Describe the source of this information.]

Based on a review of the Non-Debtor Entity's Accounting System records and conversations with current employees, the Debtor is not aware of any payments made or obligations incurred by the Controlled Non-Debtor Entity that would otherwise be payable by Debtor.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

 Exhibit A: Financial Statements for Professional Investors 40, LLC

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit A-1: Balance Sheet for Professional Investors 40, LLC as of 9/2/2020

[Provide a balance sheet dated as of the end of the most recent 3-month period of the current fiscal year and as of the end of the preceding fiscal year.]

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.



Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
ASSETS	
CURRENT ASSETS	
CASH	
1010 - Checking	66,533.24
461 Bank Acct	0.00
501 Bank Acct	0.00
1015 -Reserve Account	23,717.20
1020 OLD Clearing	0.00
PFI First Community	0.00
Clearing	0.00
PISF Inc. Transfer	0.00
PFI Cash - Transfer	0.00
Money Market	0.00
Escrow Account	0.00
Fremont Checking Account	0.00
Interest Cash	0.00
Petty Cash	300.00
Cash Hammondale	0.00
Cash 461	0.00
Cash 501	0.00
TOTAL CASH	90,550.44
RECEIVABLES	
Property Receivables	0.00
Loan Receivables	0.00
Other Receivables	0.00
Officer - Due to/from	0.00
ACCOUNTS RECEIVABLES	
A/R Rent Due	5,903.31
A/R Other - Melissa B	0.00
A/R Other - People home equity	0.00
A/R Collections	0.00
A/R Security Deposits	0.00
TOTAL ACCOUNTS RECEIVABLES	5,903.31
RESERVES & PREPAIDS	
Reserve - Insurance	21,136.33
Reserve - Improvements	22,312.77
Prepaid Maint. Contract	0.00
Prepaid - Leasing Comm.	0.00
Prepaid - Leasing Comm.	0.00
Prepaid Mortgage Interest	0.00
Prepaid Taxes	0.00
TOTAL RESERVES & PREPAIDS	43,449.10
TOTAL CURRENT ASSETS	139,902.85

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
FIXED ASSETS	
Land - Hammondale	0.00
Land	1,990,000.00
Land - 501	0.00
Land - PI 20 LLC	0.00
Land - 200 Gate 5	0.00
Land - Duffy	0.00
Land - 49 Ignacio	0.00
Land - 350 Ignacio Suite 200	0.00
Land - PI 21 LLC	0.00
Land 30 Clay Court	0.00
Land - 690 DeLong	0.00
Building	7,960,000.00
Fixtures & Appliances	0.00
Improvements	0.00
Additional basis	0.00
Accum Depreciation	-423,931.57
Building - 501	0.00
Accum Depreciation Building - 501	0.00
Building - PI 20	0.00
A/D Building PI 20	0.00
Building - 200 Gate 5	0.00
Open	0.00
Accum Depreciation Gate 5	0.00
Buidling Duffy Place	0.00
Accum Depreciation Duffy Place	0.00
Building 49 Ignacio	0.00
Accum Depreciation 49 Ignacio	0.00
Building - Hammondale	0.00
Accum Depr Hammondale	0.00
350 Ignacio #200	0.00
A/D 350 Ignacio #200	0.00
350 Ignacio #101	0.00
A/D 350 Ignacio #101	0.00
Building - 30 Clay Ct.	0.00
A/D 30 Clay Ct.	0.00
Building 690 DeLong	0.00
A/D Building 690 DeLong	0.00
350 Ignacio #103	0.00
A/D 350 Ingacio #103	0.00
350 Ignacio #201	0.00
350 Ignacio # 203	0.00
A/D 350 Ignacio #203	0.00
350 Ignacio #100	0.00
A/D Ignacio #100	0.00
350 Ignacio #300	0.00
A/D 350 Ignacio #300	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Furniture and Fixtures	1,254.26
A/D Furn. & Fixt.	0.00
Furniture & Fixt Hamm	0.00
Furniture & Fixt Gate	0.00
A/D Furn./Fixt. Hamm	0.00
A/D Furn./Fixt. Gate	0.00
Computers	0.00
A/D Computers	0.00
A/V Equipment	0.00
Vehicles	0.00
A/D Vehicles	0.00
Tenant Imp. 350 Ignacio	0.00
A/D Tenant Imp.	0.00
Acum. Gain (Loss) Gate	0.00
Accum. Gain (Loss) Hamm	0.00
Accum. Gain (Loss) 501	0.00
Accum Gain Loss - 461	0.00
Accum Depreciation Fixed Assets	0.00
NET FIXED ASSETS	9,527,322.69
 ACQUISITION ASSETS	
Closing Costs	20,731.44
A/A Closing Costs	0.00
Syndication Costs	0.00
Loan Fees	138,708.93
Accum Amort Loan Fees	-19,650.47
Personal Property	100,000.00
Accum Depreciation Personal Property	-28,333.39
Organization Costs	32,112.50
Accum Amort Organization Costs	0.00
NET ACQUISITION ASSETS	243,569.01
 CAPITALIZED IMPROVEMENTS	
Improvements Prior 2000	0.00
2001 Bathroom Improvements	0.00
2001 Kitchen Improvements	0.00
2001 Floor Improvements	0.00
2001 Window Improvements	0.00
2001 Building Improvements	0.00
2001 Roof Improvements	0.00
2001 Other Improvements	0.00
2002 Bathroom Improvements	0.00
2002 Kitchen Improvements	0.00
2002 Floor Improvements	0.00
2002 Window Improvements	0.00
2002 Building Improvements	0.00
2002 Roof Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2002 Other Improvements	0.00
2002 Improvement Salaries	0.00
2003 Bathroom Improvements	0.00
2003 Kitchen Improvements	0.00
2003 Floor Improvements	0.00
2003 Window Improvements	0.00
461-2003 Windows Improvements	0.00
501-2003 Window Improvement	0.00
2003 Building Improvements	0.00
461-2003 Building Improvements	0.00
501-2003 Building Improvements	0.00
2003 Roof Improvements	0.00
2003 Other Improvements	0.00
461-2003 Other Improvements	0.00
501-2003 Other Improvements	0.00
2004 Bathroom Improvements	0.00
2004 Kitchen Improvements	0.00
2004 Floor Improvements	0.00
461-2004 Floor Improvements	0.00
501-2004 Floor Improvements	0.00
2004 Window Improvements	0.00
461-2004 Window Improvements	0.00
501-2004 Window Improvements	0.00
2004 Building Improvements	0.00
2004 Roof Improvements	0.00
2004 Other Improvements	0.00
461-2004 Other Improvements	0.00
501-2004 Other Improvements	0.00
2005 Bathroom Improvements	0.00
2005 Kitchen Improvements	0.00
461-2005 Kitchen Improvements	0.00
501-2005 Kitchen Improvements	0.00
2005 Floor Improvements	0.00
461-2005 Floor Improvements	0.00
501-2005 Floor Improvements	0.00
2005 Window Improvements	0.00
2005 Building Improvements	0.00
2005 Roof Improvements	0.00
2005 Other Improvements	0.00
461-2005 Other Improvements	0.00
501-2005 Other Improvements	0.00
2005 Improvement Salaries	0.00
2006 Bathroom Improvements	0.00
2006 Kitchen Improvements	0.00
461-2006 Kitchen Improvements	0.00
501-2006 Kitchen Improvements	0.00
2006 Floor Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
461-2006 Floor Improvements	0.00
501-2006 Floor Improvements	0.00
2006 Window Improvements	0.00
2006 Building Improvements	0.00
461-2006 Building Improvements	0.00
501-2006 Building Improvements	0.00
2006 Roof Improvements	0.00
2006 Other Improvements	0.00
2007 Bathroom Improvements	0.00
461-2007 Bathroom Improvements	0.00
501-2007 Bathroom Improvements	0.00
2007 Kitchen Improvements	0.00
2007 Floor Improvements	0.00
461-2007 Floor Improvements	0.00
501-2007 Floor Improvements	0.00
2007 Window Improvements	0.00
2007 Building Improvements	0.00
461-2007 Building Improvements	0.00
501-2007 Building Improvements	0.00
2007 Roof Improvements	0.00
2007 Other Improvements	0.00
461-2007 Other Improvements	0.00
501-2007 Other Improvements	0.00
2008 Bathroom Improvements	0.00
461-2008 Bathrooms Improvements	0.00
501-2008 Bathroom Improvements	0.00
2008 Kitchen Improvements	0.00
461-2008 Kitchen Improvements	0.00
501-2008 Kitchen Improvements	0.00
2008 Floor Improvements	0.00
461-2008 Floor Improvements	0.00
501-2008 Floor Improvements	0.00
2008 Window Improvements	0.00
2008 Building Improvements	0.00
2008 Roof Improvements	0.00
2008 Other Improvements	0.00
461-2008 Other Improvements	0.00
501-2008 Other Improvements	0.00
2009 Bathroom Improvements	0.00
2009 Kitchen Improvements	0.00
2009 Floor Improvements	0.00
2009 Window Improvements	0.00
2009 Building Improvements	0.00
2009 Roof Improvements	0.00
2009 Other Improvements	0.00
461-2009 Other Improvements	0.00
501-2009 Other Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2010 Other Improvements	0.00
2011 Other Improvements	0.00
2012 Other Improvements	0.00
2013 Other Improvements	0.00
2013-Roof Improvement	0.00
2014 Other Improvements	0.00
2014 T/O Misc. Expense	0.00
2014 T/O Materials	0.00
2014 T/O Outside Vendor	0.00
2014 - Roof	0.00
2015 Other Improvements	0.00
T/O Misc. Exp.	0.00
2015 T/O Materiales	0.00
T/O Outside Vendor	0.00
2016 Other Improvements	0.00
2016 T/O Misc. Exp.	0.00
2016 T/O Materials	0.00
2016 T/O outside vendors	0.00
2016 Hills Assessments	0.00
2017 Other Improvements	0.00
2017 T/O Misc. Exp.	0.00
2017 T/O Materials	0.00
2017 T/O Outside Vendor	0.00
2017 Hills Assessments	0.00
2018 Other Improvements	75,919.51
2018 T/O Misc. Exp.	1,228.30
2018 T/O Materials	6,890.03
2018 T/O Outside Vendor	13,134.00
2018 Hills Assessments	0.00
2019 Other Improvements	192,995.15
2019 T/O Misc. Exp.	22,983.81
2019 T/O Materials	54,798.69
2019 T/O Outside Vendor	215,311.24
2019 Hills Assessments	0.00
2020 Other Improvements	0.00
2020 T/O Misc. Exp.	0.00
2020 T/O Materials	0.00
2020 T/O Outside Vendor	0.00
2020 Hills Assessments	0.00
TOTAL CAPITAL IMPROVEMENTS	583,260.73
Accum Deprec - Capital Improvements	22,452.06
NET CAPITALIZED IMPROVEMENTS	560,808.67
 OTHER ASSETS	
Security Deposits	0.00
Investment - LLC 21	0.00
Investment - LLC 24	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Investment - LLC 27	0.00
Investment - LLC 28	0.00
Investment - LLC 29	0.00
Investment - LLC 25	0.00
Investment - LLC 26	0.00
Investment - LLC 31	0.00
Investment - LLC 34	0.00
Investment - LLC 35	0.00
Investment - LLC 36	0.00
Investment LLC 37	0.00
Investment LLC 38	0.00
Investment - LLC 39	0.00
Investment - LLC 40	0.00
Investment - LLC 41	0.00
Investment - LLC 42	0.00
Investment - LLC 43	0.00
	0.00
investment - LLC 45	0.00
<i>Investment in 48</i>	<i>0.00</i>
BofA Teller Rental	0.00
Investment - 16914	0.00
Investment - Rafael Gardens	0.00
Investment - 1129 3rd Street	0.00
LP Units	0.00
Investment - US Performing Arts	0.00
Investment - Marin CoWork	0.00
Limited Liability Companies	0.00
LONG TERM RECEIVABLES	
PISF I	0.00
Duffy Due to/from	0.00
PISF III	0.00
PISF IV	0.00
PISF VI	0.00
PISF VII	0.00
PISF IX	0.00
PISF XI	0.00
PISF XII	0.00
PISF XIII	0.00
PISF XIV	0.00
PISF XV	0.00
PISF XVI	0.00
PISF XVII	0.00
PISF XVIII	0.00
461 Due To/From	0.00
501 Due/To From	0.00
Hammondale Due To/From	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
21 Due/to From	0.00
In process Lease litigation	0.00
LLC 20	0.00
LLC 21	0.00
LLC 22	0.00
LLC 23	0.00
LLC 24	0.00
LLC 25	0.00
LLC 26	0.00
LLC 27	0.00
LLC 28	0.00
LLC 29	0.00
LLC 30	0.00
LLC 30	0.00
LLC 31	0.00
LLC 32	0.00
LLC 33	0.00
LLC 34	0.00
LLC 35	0.00
LLC 36	0.00
LLC 37	0.00
LLC 38	0.00
LLC 39	0.00
LLC 40	0.00
LLC 41	0.00
LLC 42	0.00
LLC 43	0.00
LLC 44	0.00
LLC 45	0.00
LLC 46	0.00
LLC 47	0.00
LLC 48	0.00
Due to/from LLC 49	0.00
PI LLC 50	0.00
PI 51 LLC	0.00
Due to/from Gate 5	0.00
PV 1 Due to/from	0.00
885 Due to/from	0.00
107 Due to/from	0.00
481 Due to/from	0.00
515 Due to/from	0.00
300 Due to/From PISF	0.00
Paul Drive Due to/from	0.00
353 BMK due to/from	0.00
49 Ignacio due to/from	0.00
Due To/From GP	-497,256.58
Due To/From 16914	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Due To/From PISF, Inc.	0.00
Due To/From PIM	0.00
Note Receivable	0.00
7200 Redwood Due to/From	0.00
355 Due to / from	0.00
Due to/from 350 Ignacio Assoc.	0.00
1222 Due to/from	0.00
419 Prospect due to/from	0.00
TOTAL LONG TERM RECEIVABLES	-497,256.58
TOTAL ASSETS	9,974,346.64
LIABILITIES & EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	28,083.51
Deferred Revenue	0.00
Unearned Rent	1,049.33
FTB Taxes Payable	0.00
PPP Loan	0.00
Property Tax Payable	0.00
Insurance Payable	0.00
Accrued Expenses	0.00
TOTAL CURRENT LIABILITIES	29,132.84
LONG TERM LIABILITIES	
Notes Payable	0.00
Notes Payable LLC 48	0.00
Deed of Trust Payable	0.00
Accrued Interest	0.00
Security Deposits Liability	49,135.00
Security Deposit Clearing	0.00
Pet Deposit Payable	0.00
Unearned Income	0.00
Mortgage Payable	4,550,000.00
1st Mortgage 461	0.00
2nd Mortgage 461	0.00
1st Mortgage 501	0.00
1st Deed 350, Suite 201	0.00
2nd Deed 350, Suite 201	0.00
1st Deed 350, Suite 200	0.00
First Mortgage 350 Suite 203	0.00
1st Deed 350 Suites 101, 103	0.00
Other Liabilities	0.00
Accum K-1 Losses	0.00
1st Mortgage Gate 5	0.00
2nd Deed Gate 5	0.00
1st Mortgage Duffy Place	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2nd Deed Duffy Place	0.00
1st Mortgage 49 Ignacio	0.00
2nd Deed 49 Ignacio	0.00
TOTAL LONG TERM LIABILITIES	4,599,135.00
TOTAL LIABILITIES	4,628,267.84
EQUITY	
Common Stock	0.00
Capital Contributions	6,200,000.00
Capital Receivable	0.00
Less: Repurchased Units	0.00
TIC Ownership	0.00
L.P. Distributions	0.00
G.P. Distributions	0.00
Premium on Repurch Units	0.00
Previous Period Adjmts	-25,694.45
Member Distribution	-528,573.90
Dist. 38 to 20	0.00
Dist. 38 to 21	0.00
Dist. 37 to 22	0.00
Inter Co. PFI - PV1	0.00
Inter Co PFI - Gate 5	0.00
Inter Co PFI - Duffy	0.00
Inter Co PFI - Hamm	0.00
Inter Co PFI - 107	0.00
Inter Co PFI - 461	0.00
Inter Co PFI - 501	0.00
Inter Co PFI - 49	0.00
Inter Co PFI - 885	0.00
Inter Co. PFI - 515	0.00
Inter-Co PFI - 355	0.00
InterCo PFI - 7200	0.00
InterCo PFI-117	0.00
InterCo PFI - 7 Merry	0.00
InterCo PFI - 16914	0.00
InterCo PFI - Paul	0.00
InterCo PFI - 353	0.00
InterCo PFI - 1506	0.00
InterCo PFI - 1222	0.00
InterCo PFI - 419	0.00
Inter Co PFI - 19 Merrydale	0.00
Inter Co PFI - 1129	0.00
Inter Co PFI - 1315	0.00
Inter-Co. PFI - 1732	0.00
Inter-Co PFI-390	0.00
Inter Co PFI-santaland	0.00
Retained Earnings	-30,063.72

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Retained Earnings - Owned Properties	0.00
K1-Losses	0.00
Net Income (Loss) Current	-269,589.13
Appliance Depreciation	0.00
TOTAL EQUITY	5,346,078.80
TOTAL LIABILITIES & EQUITY	9,974,346.64
Total of All	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
ASSETS	
CURRENT ASSETS	
CASH	
1010 - Checking	50,466.04
461 Bank Acct	0.00
501 Bank Acct	0.00
1015 -Reserve Account	717.20
1020 OLD Clearing	0.00
PFI First Community	0.00
Clearing	0.00
PISF Inc. Transfer	0.00
PFI Cash - Transfer	0.00
Money Market	0.00
Escrow Account	0.00
Fremont Checking Account	0.00
Interest Cash	0.00
Petty Cash	0.00
Cash Hammondale	0.00
Cash 461	0.00
Cash 501	0.00
TOTAL CASH	51,183.24
RECEIVABLES	
Property Receivables	0.00
Loan Receivables	0.00
Other Receivables	0.00
Officer - Due to/from	0.00
ACCOUNTS RECEIVABLES	
A/R Rent Due	17,408.97
A/R Other - Melissa B	0.00
A/R Other - People home equity	0.00
A/R Collections	0.00
A/R Security Deposits	0.00
TOTAL ACCOUNTS RECEIVABLES	17,408.97
RESERVES & PREPAIDS	
Reserve - Insurance	36,328.40
Reserve - Improvements	29,662.77
Prepaid Maint. Contract	0.00
Prepaid - Leasing Comm.	0.00
Prepaid - Leasing Comm.	0.00
Prepaid Mortgage Interest	0.00
Prepaid Taxes	0.00
TOTAL RESERVES & PREPAIDS	65,991.17
TOTAL CURRENT ASSETS	134,583.38

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
FIXED ASSETS	
Land - Hammondale	0.00
Land	1,990,000.00
Land - 501	0.00
Land - PI 20 LLC	0.00
Land - 200 Gate 5	0.00
Land - Duffy	0.00
Land - 49 Ignacio	0.00
Land - 350 Ignacio Suite 200	0.00
Land - PI 21 LLC	0.00
Land 30 Clay Court	0.00
Land - 690 DeLong	0.00
Building	7,960,000.00
Fixtures & Appliances	0.00
Improvements	0.00
Additional basis	0.00
Accum Depreciation	-592,780.04
Building - 501	0.00
Accum Depreciation Building - 501	0.00
Building - PI 20	0.00
A/D Building PI 20	0.00
Building - 200 Gate 5	0.00
Open	0.00
Accum Depreciation Gate 5	0.00
Buidling Duffy Place	0.00
Accum Depreciation Duffy Place	0.00
Building 49 Ignacio	0.00
Accum Depreciation 49 Ignacio	0.00
Building - Hammondale	0.00
Accum Depr Hammondale	0.00
350 Ignacio #200	0.00
A/D 350 Ignacio #200	0.00
350 Ignacio #101	0.00
A/D 350 Ignacio #101	0.00
Building - 30 Clay Ct.	0.00
A/D 30 Clay Ct.	0.00
Building 690 DeLong	0.00
A/D Building 690 DeLong	0.00
350 Ignacio #103	0.00
A/D 350 Ingacio #103	0.00
350 Ignacio #201	0.00
350 Ignacio # 203	0.00
A/D 350 Ignacio #203	0.00
350 Ignacio #100	0.00
A/D Ignacio #100	0.00
350 Ignacio #300	0.00
A/D 350 Ignacio #300	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Furniture and Fixtures	1,254.26
A/D Furn. & Fixt.	0.00
Furniture & Fixt Hamm	0.00
Furniture & Fixt Gate	0.00
A/D Furn./Fixt. Hamm	0.00
A/D Furn./Fixt. Gate	0.00
Computers	0.00
A/D Computers	0.00
A/V Equipment	0.00
Vehicles	0.00
A/D Vehicles	0.00
Tenant Imp. 350 Ignacio	0.00
A/D Tenant Imp.	0.00
Acum. Gain (Loss) Gate	0.00
Accum. Gain (Loss) Hamm	0.00
Accum. Gain (Loss) 501	0.00
Accum Gain Loss - 461	0.00
Accum Depreciation Fixed Assets	0.00
NET FIXED ASSETS	9,358,474.22
 ACQUISITION ASSETS	
Closing Costs	20,731.44
A/A Closing Costs	0.00
Syndication Costs	0.00
Loan Fees	138,708.93
Accum Amort Loan Fees	-27,741.84
Personal Property	100,000.00
Accum Depreciation Personal Property	-40,000.08
Organization Costs	32,112.50
Accum Amort Organization Costs	0.00
NET ACQUISITION ASSETS	223,810.95
 CAPITALIZED IMPROVEMENTS	
Improvements Prior 2000	0.00
2001 Bathroom Improvements	0.00
2001 Kitchen Improvements	0.00
2001 Floor Improvements	0.00
2001 Window Improvements	0.00
2001 Building Improvements	0.00
2001 Roof Improvements	0.00
2001 Other Improvements	0.00
2002 Bathroom Improvements	0.00
2002 Kitchen Improvements	0.00
2002 Floor Improvements	0.00
2002 Window Improvements	0.00
2002 Building Improvements	0.00
2002 Roof Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2002 Other Improvements	0.00
2002 Improvement Salaries	0.00
2003 Bathroom Improvements	0.00
2003 Kitchen Improvements	0.00
2003 Floor Improvements	0.00
2003 Window Improvements	0.00
461-2003 Windows Improvements	0.00
501-2003 Window Improvement	0.00
2003 Building Improvements	0.00
461-2003 Building Improvements	0.00
501-2003 Building Improvements	0.00
2003 Roof Improvements	0.00
2003 Other Improvements	0.00
461-2003 Other Improvements	0.00
501-2003 Other Improvements	0.00
2004 Bathroom Improvements	0.00
2004 Kitchen Improvements	0.00
2004 Floor Improvements	0.00
461-2004 Floor Improvements	0.00
501-2004 Floor Improvements	0.00
2004 Window Improvements	0.00
461-2004 Window Improvements	0.00
501-2004 Window Improvements	0.00
2004 Building Improvements	0.00
2004 Roof Improvements	0.00
2004 Other Improvements	0.00
461-2004 Other Improvements	0.00
501-2004 Other Improvements	0.00
2005 Bathroom Improvements	0.00
2005 Kitchen Improvements	0.00
461-2005 Kitchen Improvements	0.00
501-2005 Kitchen Improvements	0.00
2005 Floor Improvements	0.00
461-2005 Floor Improvements	0.00
501-2005 Floor Improvements	0.00
2005 Window Improvements	0.00
2005 Building Improvements	0.00
2005 Roof Improvements	0.00
2005 Other Improvements	0.00
461-2005 Other Improvements	0.00
501-2005 Other Improvements	0.00
2005 Improvement Salaries	0.00
2006 Bathroom Improvements	0.00
2006 Kitchen Improvements	0.00
461-2006 Kitchen Improvements	0.00
501-2006 Kitchen Improvements	0.00
2006 Floor Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
461-2006 Floor Improvements	0.00
501-2006 Floor Improvements	0.00
2006 Window Improvements	0.00
2006 Building Improvements	0.00
461-2006 Building Improvements	0.00
501-2006 Building Improvements	0.00
2006 Roof Improvements	0.00
2006 Other Improvements	0.00
2007 Bathroom Improvements	0.00
461-2007 Bathroom Improvements	0.00
501-2007 Bathroom Improvements	0.00
2007 Kitchen Improvements	0.00
2007 Floor Improvements	0.00
461-2007 Floor Improvements	0.00
501-2007 Floor Improvements	0.00
2007 Window Improvements	0.00
2007 Building Improvements	0.00
461-2007 Building Improvements	0.00
501-2007 Building Improvements	0.00
2007 Roof Improvements	0.00
2007 Other Improvements	0.00
461-2007 Other Improvements	0.00
501-2007 Other Improvements	0.00
2008 Bathroom Improvements	0.00
461-2008 Bathrooms Improvements	0.00
501-2008 Bathroom Improvements	0.00
2008 Kitchen Improvements	0.00
461-2008 Kitchen Improvements	0.00
501-2008 Kitchen Improvements	0.00
2008 Floor Improvements	0.00
461-2008 Floor Improvements	0.00
501-2008 Floor Improvements	0.00
2008 Window Improvements	0.00
2008 Building Improvements	0.00
2008 Roof Improvements	0.00
2008 Other Improvements	0.00
461-2008 Other Improvements	0.00
501-2008 Other Improvements	0.00
2009 Bathroom Improvements	0.00
2009 Kitchen Improvements	0.00
2009 Floor Improvements	0.00
2009 Window Improvements	0.00
2009 Building Improvements	0.00
2009 Roof Improvements	0.00
2009 Other Improvements	0.00
461-2009 Other Improvements	0.00
501-2009 Other Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2010 Other Improvements	0.00
2011 Other Improvements	0.00
2012 Other Improvements	0.00
2013 Other Improvements	0.00
2013-Roof Improvement	0.00
2014 Other Improvements	0.00
2014 T/O Misc. Expense	0.00
2014 T/O Materials	0.00
2014 T/O Outside Vendor	0.00
2014 - Roof	0.00
2015 Other Improvements	0.00
T/O Misc. Exp.	0.00
2015 T/O Materiales	0.00
T/O Outside Vendor	0.00
2016 Other Improvements	0.00
2016 T/O Misc. Exp.	0.00
2016 T/O Materials	0.00
2016 T/O outside vendors	0.00
2016 Hills Assessments	0.00
2017 Other Improvements	0.00
2017 T/O Misc. Exp.	0.00
2017 T/O Materials	0.00
2017 T/O Outside Vendor	0.00
2017 Hills Assessments	0.00
2018 Other Improvements	75,919.51
2018 T/O Misc. Exp.	1,228.30
2018 T/O Materials	6,890.03
2018 T/O Outside Vendor	13,134.00
2018 Hills Assessments	0.00
2019 Other Improvements	192,995.15
2019 T/O Misc. Exp.	22,983.81
2019 T/O Materials	54,798.69
2019 T/O Outside Vendor	215,571.24
2019 Hills Assessments	0.00
2020 Other Improvements	20,234.68
2020 T/O Misc. Exp.	1,225.39
2020 T/O Materials	10,193.39
2020 T/O Outside Vendor	29,974.50
2020 Hills Assessments	0.00
TOTAL CAPITAL IMPROVEMENTS	645,148.69
Accum Deprec - Capital Improvements	35,125.07
NET CAPITALIZED IMPROVEMENTS	610,023.62
 OTHER ASSETS	
Security Deposits	0.00
Investment - LLC 21	0.00
Investment - LLC 24	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Investment - LLC 27	0.00
Investment - LLC 28	0.00
Investment - LLC 29	0.00
Investment - LLC 25	0.00
Investment - LLC 26	0.00
Investment - LLC 31	0.00
Investment - LLC 34	0.00
Investment - LLC 35	0.00
Investment - LLC 36	0.00
Investment LLC 37	0.00
Investment LLC 38	0.00
Investment - LLC 39	0.00
Investment - LLC 40	0.00
Investment - LLC 41	0.00
Investment - LLC 42	0.00
Investment - LLC 43	0.00
	0.00
investment - LLC 45	0.00
<i>Investment in 48</i>	<i>0.00</i>
BofA Teller Rental	0.00
Investment - 16914	0.00
Investment - Rafael Gardens	0.00
Investment - 1129 3rd Street	0.00
LP Units	0.00
Investment - US Performing Arts	0.00
Investment - Marin CoWork	0.00
Limited Liability Companies	0.00
LONG TERM RECEIVABLES	
PISF I	0.00
Duffy Due to/from	0.00
PISF III	0.00
PISF IV	0.00
PISF VI	0.00
PISF VII	0.00
PISF IX	0.00
PISF XI	0.00
PISF XII	0.00
PISF XIII	0.00
PISF XIV	0.00
PISF XV	0.00
PISF XVI	0.00
PISF XVII	0.00
PISF XVIII	0.00
461 Due To/From	0.00
501 Due/To From	0.00
Hammondale Due To/From	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
21 Due/to From	0.00
In process Lease litigation	0.00
LLC 20	0.00
LLC 21	0.00
LLC 22	0.00
LLC 23	0.00
LLC 24	0.00
LLC 25	0.00
LLC 26	0.00
LLC 27	0.00
LLC 28	0.00
LLC 29	0.00
LLC 30	0.00
LLC 30	0.00
LLC 31	0.00
LLC 32	0.00
LLC 33	0.00
LLC 34	0.00
LLC 35	0.00
LLC 36	0.00
LLC 37	0.00
LLC 38	0.00
LLC 39	0.00
LLC 40	0.00
LLC 41	0.00
LLC 42	0.00
LLC 43	0.00
LLC 44	0.00
LLC 45	0.00
LLC 46	0.00
LLC 47	0.00
LLC 48	0.00
Due to/from LLC 49	0.00
PI LLC 50	0.00
PI 51 LLC	0.00
Due to/from Gate 5	0.00
PV 1 Due to/from	0.00
885 Due to/from	0.00
107 Due to/from	0.00
481 Due to/from	0.00
515 Due to/from	0.00
300 Due to/From PISF	0.00
Paul Drive Due to/from	0.00
353 BMK due to/from	0.00
49 Ignacio due to/from	0.00
Due To/From GP	-750,256.58
Due To/From 16914	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Due To/From PISF, Inc.	0.00
Due To/From PIM	0.00
Note Receivable	0.00
7200 Redwood Due to/From	0.00
355 Due to / from	0.00
Due to/from 350 Ignacio Assoc.	0.00
1222 Due to/from	0.00
419 Prospect due to/from	0.00
TOTAL LONG TERM RECEIVABLES	-750,256.58
TOTAL ASSETS	9,576,635.59
LIABILITIES & EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	1,785.72
Deferred Revenue	0.00
Unearned Rent	1,091.98
FTB Taxes Payable	0.00
PPP Loan	0.00
Property Tax Payable	15,567.37
Insurance Payable	0.00
Accrued Expenses	0.00
TOTAL CURRENT LIABILITIES	18,445.07
LONG TERM LIABILITIES	
Notes Payable	0.00
Notes Payable LLC 48	0.00
Deed of Trust Payable	0.00
Accrued Interest	0.00
Security Deposits Liability	58,935.00
Security Deposit Clearing	0.00
Pet Deposit Payable	0.00
Unearned Income	0.00
Mortgage Payable	4,550,000.00
1st Mortgage 461	0.00
2nd Mortgage 461	0.00
1st Mortgage 501	0.00
1st Deed 350, Suite 201	0.00
2nd Deed 350, Suite 201	0.00
1st Deed 350, Suite 200	0.00
First Mortgage 350 Suite 203	0.00
1st Deed 350 Suites 101, 103	0.00
Other Liabilities	0.00
Accum K-1 Losses	0.00
1st Mortgage Gate 5	0.00
2nd Deed Gate 5	0.00
1st Mortgage Duffy Place	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2nd Deed Duffy Place	0.00
1st Mortgage 49 Ignacio	0.00
2nd Deed 49 Ignacio	0.00
TOTAL LONG TERM LIABILITIES	4,608,935.00
TOTAL LIABILITIES	4,627,380.07
 EQUITY	
Common Stock	0.00
Capital Contributions	6,200,000.00
Capital Receivable	0.00
Less: Repurchased Units	0.00
TIC Ownership	0.00
L.P. Distributions	0.00
G.P. Distributions	0.00
Premium on Repurch Units	0.00
Previous Period Adjmts	-25,694.45
Member Distribution	-753,654.02
Dist. 38 to 20	0.00
Dist. 38 to 21	0.00
Dist. 37 to 22	0.00
Inter Co. PFI - PV1	0.00
Inter Co PFI - Gate 5	0.00
Inter Co PFI - Duffy	0.00
Inter Co PFI - Hamm	0.00
Inter Co PFI - 107	0.00
Inter Co PFI - 461	0.00
Inter Co PFI - 501	0.00
Inter Co PFI - 49	0.00
Inter Co PFI - 885	0.00
Inter Co. PFI - 515	0.00
Inter-Co PFI - 355	0.00
InterCo PFI - 7200	0.00
InterCo PFI-117	0.00
InterCo PFI - 7 Merry	0.00
InterCo PFI - 16914	0.00
InterCo PFI - Paul	0.00
InterCo PFI - 353	0.00
InterCo PFI - 1506	0.00
InterCo PFI - 1222	0.00
InterCo PFI - 419	0.00
Inter Co PFI - 19 Merrydale	0.00
Inter Co PFI - 1129	0.00
Inter Co PFI - 1315	0.00
Inter-Co. PFI - 1732	0.00
Inter-Co PFI-390	0.00
Inter Co PFI-santaland	0.00
Retained Earnings	-299,652.85

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Retained Earnings - Owned Properties	0.00
K1-Losses	0.00
Net Income (Loss) Current	-171,743.16
Appliance Depreciation	0.00
TOTAL EQUITY	4,949,255.52
TOTAL LIABILITIES & EQUITY	9,576,635.59
Total of All	0.00

Exhibit A-2: Statement of Income (*Loss*) for **Professional Investors 40, LLC** for period ending 9/2/2020

[Provide a statement of income (*loss*) for the following periods:

(i) For the initial report:

- a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and
- b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.



Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	831,655.48	95.80	831,655.48	95.80
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	6,158.14	0.71	6,158.14	0.71
Commercial Recovery Income	30,276.80	3.49	30,276.80	3.49
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	868,090.42	100.00	868,090.42	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	81,705.13	9.41	81,705.13	9.41
Promo/Move-In Incentives	5,145.00	0.59	5,145.00	0.59
Referral Fees	200.00	0.02	200.00	0.02
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	1,568.82	0.18	1,568.82	0.18
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	0.00	0.00	0.00	0.00
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	971.29	0.11	971.29	0.11

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	3,830.60	0.44	3,830.60	0.44
Credit Check Fees Rcvd	-900.00	-0.10	-900.00	-0.10
Credit Check Fees Paid	602.90	0.07	602.90	0.07
TOTAL RENTING EXPENSE	93,123.74	10.73	93,123.74	10.73
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	0.00	0.00	0.00	0.00
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	5,708.50	0.66	5,708.50	0.66
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	261.88	0.03	261.88	0.03
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	745.16	0.09	745.16	0.09
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	985.00	0.11	985.00	0.11
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	7,700.54	0.89	7,700.54	0.89
MANAGEMENT EXPENSES				
Manager - Apartment Unit	23,503.33	2.71	23,503.33	2.71
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	45,924.74	5.29	45,924.74	5.29
Manager Utility Expense	633.33	0.07	633.33	0.07
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	49,882.93	5.75	49,882.93	5.75
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	6.11	0.00	6.11	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	119,950.44	13.82	119,950.44	13.82
UTILITIES EXPENSE				
Gas & Electricity	2,427.10	0.28	2,427.10	0.28
Utilities Credits or rebates	-336.25	-0.04	-336.25	-0.04
Sewer	0.00	0.00	0.00	0.00
Water	20,273.21	2.34	20,273.21	2.34
Garbage & Trash Removal	31,990.12	3.69	31,990.12	3.69
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	19,370.92	2.23	19,370.92	2.23
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	73,725.10	8.49	73,725.10	8.49
REPAIRS & MAINTENANCE				
R&M Unit	12,044.97	1.39	12,044.97	1.39
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	72.50	0.01	72.50	0.01
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	723.04	0.08	723.04	0.08
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	194.82	0.02	194.82	0.02
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

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	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	1,920.00	0.22	1,920.00	0.22
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	1,666.42	0.19	1,666.42	0.19
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	3,644.88	0.42	3,644.88	0.42
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	3,185.49	0.37	3,185.49	0.37
R&M - Electrical Supplies	1,113.67	0.13	1,113.67	0.13
R&M - Landscaping Supplies	4,995.67	0.58	4,995.67	0.58
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	982.38	0.11	982.38	0.11
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	139.29	0.02	139.29	0.02
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	362.95	0.04	362.95	0.04
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	1,134.40	0.13	1,134.40	0.13
R&M - Painting Supplies	528.12	0.06	528.12	0.06
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	32,708.60	3.77	32,708.60	3.77

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	1,054.60	0.12	1,054.60	0.12
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	3,060.23	0.35	3,060.23	0.35
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	206.00	0.02	206.00	0.02
Contract R&M	24,394.00	2.81	24,394.00	2.81
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	0.00	0.00	0.00	0.00
Contract - Painting	116.00	0.01	116.00	0.01
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	44,412.00	5.12	44,412.00	5.12
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	5,816.28	0.67	5,816.28	0.67
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	79,059.11	9.11	79,059.11	9.11
TAXES				
Real Estate Taxes	149,148.56	17.18	149,148.56	17.18
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	149,148.56	17.18	149,148.56	17.18
INSURANCE EXPENSE				
Package Insurance	18,008.40	2.07	18,008.40	2.07
Earthquake Insurance	7,006.55	0.81	7,006.55	0.81
Umbrella Insurance	1,401.00	0.16	1,401.00	0.16
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

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	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	26,415.95	3.04	26,415.95	3.04
TOTAL OPERATING EXPENSES	581,832.04	67.02	581,832.04	67.02
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	-100.00	-0.01	-100.00	-0.01
Late Charges	-2,765.00	-0.32	-2,765.00	-0.32
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	-7,974.58	-0.92	-7,974.58	-0.92
Miscellaneous Income	-1,164.27	-0.13	-1,164.27	-0.13
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-12,003.85	-1.38	-12,003.85	-1.38
NET OPERATING INCOME	298,262.23	34.36	298,262.23	34.36
DEBT SERVICE EXPENSE				
Mortgage Interest	205,425.53	23.66	205,425.53	23.66
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	205,425.53	23.66	205,425.53	23.66
NET INC.BEFORE DEP.& TAX	92,836.70	10.69	92,836.70	10.69
DEPREC. & AMORT. EXPENSES				
Building Depreciation	289,454.52	33.34	289,454.52	33.34
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	20,000.04	2.30	20,000.04	2.30
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	21,973.16	2.53	21,973.16	2.53
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	27,741.92	3.20	27,741.92	3.20

Income Statement

Period = Jan 2019-Dec 2019

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	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	359,169.64	41.37	359,169.64	41.37
NET INC.(LOSS) BEF.TAXES	-266,332.94	-30.68	-266,332.94	-30.68
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	3,256.19	0.38	3,256.19	0.38
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	3,256.19	0.38	3,256.19	0.38
NET INCOME (LOSS)BK	-269,589.13	-31.06	-269,589.13	-31.06
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	497,884.95	99.33	497,884.95	99.33
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	3,370.91	0.67	3,370.91	0.67
Commercial Recovery Income	0.00	0.00	0.00	0.00
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	501,255.86	100.00	501,255.86	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	36,890.67	7.36	36,890.67	7.36
Promo/Move-In Incentives	5,500.00	1.10	5,500.00	1.10
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	2,094.00	0.42	2,094.00	0.42
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	274.69	0.05	274.69	0.05
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	7,263.40	1.45	7,263.40	1.45

Income Statement

Period = Jan 2020-Jul 2020

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	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	-225.00	-0.04	-225.00	-0.04
Credit Check Fees Paid	136.00	0.03	136.00	0.03
TOTAL RENTING EXPENSE	51,933.76	10.36	51,933.76	10.36
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	0.00	0.00	0.00	0.00
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	245.50	0.05	245.50	0.05
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	511.13	0.10	511.13	0.10
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	591.00	0.12	591.00	0.12
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	1,347.63	0.27	1,347.63	0.27
MANAGEMENT EXPENSES				
Manager - Apartment Unit	11,505.00	2.30	11,505.00	2.30
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	25,144.73	5.02	25,144.73	5.02
Manager Utility Expense	300.00	0.06	300.00	0.06
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	29,908.80	5.97	29,908.80	5.97
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	44.00	0.01	44.00	0.01
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	66,902.53	13.35	66,902.53	13.35
UTILITIES EXPENSE				
Gas & Electricity	1,592.44	0.32	1,592.44	0.32
Utilities Credits or rebates	-170.10	-0.03	-170.10	-0.03
Sewer	0.00	0.00	0.00	0.00
Water	13,871.14	2.77	13,871.14	2.77
Garbage & Trash Removal	16,736.56	3.34	16,736.56	3.34
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	11,966.65	2.39	11,966.65	2.39
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	43,996.69	8.78	43,996.69	8.78
REPAIRS & MAINTENANCE				
R&M Unit	10,809.00	2.16	10,809.00	2.16
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	58.00	0.01	58.00	0.01
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	232.00	0.05	232.00	0.05
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	614.46	0.12	614.46	0.12
R&M - Miscellaneous	4,781.63	0.95	4,781.63	0.95
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	65.25	0.01	65.25	0.01
R&M - Pool	5,206.85	1.04	5,206.85	1.04
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	993.25	0.20	993.25	0.20
Cleaning - A&V	72.50	0.01	72.50	0.01
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	291.00	0.06	291.00	0.06
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	244.08	0.05	244.08	0.05
R&M - Electrical Supplies	463.73	0.09	463.73	0.09
R&M - Landscaping Supplies	522.81	0.10	522.81	0.10
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	321.70	0.06	321.70	0.06
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	5,568.00	1.11	5,568.00	1.11
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	289.05	0.06	289.05	0.06
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	436.31	0.09	436.31	0.09

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	133.93	0.03	133.93	0.03
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	442.43	0.09	442.43	0.09
R&M - Painting Supplies	31.08	0.01	31.08	0.01
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	91.90	0.02	91.90	0.02
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	31,668.96	6.32	31,668.96	6.32

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	5,500.00	1.10	5,500.00	1.10
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	0.00	0.00	0.00	0.00
Contract R&M	1,667.00	0.33	1,667.00	0.33
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	0.00	0.00	0.00	0.00
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	690.00	0.14	690.00	0.14
Contract - Landscaping	18,100.00	3.61	18,100.00	3.61
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	2,071.70	0.41	2,071.70	0.41
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	28,028.70	5.59	28,028.70	5.59
TAXES				
Real Estate Taxes	112,113.88	22.37	112,113.88	22.37
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	112,113.88	22.37	112,113.88	22.37
INSURANCE EXPENSE				
Package Insurance	12,350.45	2.46	12,350.45	2.46
Earthquake Insurance	4,516.19	0.90	4,516.19	0.90
Umbrella Insurance	1,062.23	0.21	1,062.23	0.21
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	17,928.87	3.58	17,928.87	3.58
TOTAL OPERATING EXPENSES	353,921.02	70.61	353,921.02	70.61
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	-50.00	-0.01	-50.00	-0.01
Late Charges	-780.00	-0.16	-780.00	-0.16
Damages & Cleaning Fees	-25.00	0.00	-25.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	-1,225.00	-0.24	-1,225.00	-0.24
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-2,080.00	-0.42	-2,080.00	-0.42
NET OPERATING INCOME	149,414.84	29.81	149,414.84	29.81
DEBT SERVICE EXPENSE				
Mortgage Interest	119,878.46	23.92	119,878.46	23.92
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	119,878.46	23.92	119,878.46	23.92
NET INC.BEFORE DEP.& TAX	29,536.38	5.89	29,536.38	5.89
DEPREC. & AMORT. EXPENSES				
Building Depreciation	168,848.47	33.69	168,848.47	33.69
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	11,666.69	2.33	11,666.69	2.33
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	12,673.01	2.53	12,673.01	2.53
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	8,091.37	1.61	8,091.37	1.61

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	201,279.54	40.16	201,279.54	40.16
NET INC.(LOSS) BEF.TAXES	-171,743.16	-34.26	-171,743.16	-34.26
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	0.00	0.00	0.00	0.00
Taxes - Other	0.00	0.00	0.00	0.00
NET INCOME (LOSS)BK	-171,743.16	-34.26	-171,743.16	-34.26
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Exhibit A-3: Statement of Cash Flows for **Professional Investors 40, LLC** for period ending **9/2/2020**

[Provide a statement of changes in cash position for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	831,655.48	95.80	831,655.48	95.80
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	6,158.14	0.71	6,158.14	0.71
Commercial Recovery Income	30,276.80	3.49	30,276.80	3.49
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	868,090.42	100.00	868,090.42	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	81,705.13	9.41	81,705.13	9.41
Promo/Move-In Incentives	5,145.00	0.59	5,145.00	0.59
Referral Fees	200.00	0.02	200.00	0.02
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	1,568.82	0.18	1,568.82	0.18
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	0.00	0.00	0.00	0.00
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	971.29	0.11	971.29	0.11

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	3,830.60	0.44	3,830.60	0.44
Credit Check Fees Rcvd	-900.00	-0.10	-900.00	-0.10
Credit Check Fees Paid	602.90	0.07	602.90	0.07
TOTAL RENTING EXPENSE	93,123.74	10.73	93,123.74	10.73
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	0.00	0.00	0.00	0.00
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	5,708.50	0.66	5,708.50	0.66
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	261.88	0.03	261.88	0.03
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	745.16	0.09	745.16	0.09
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	985.00	0.11	985.00	0.11
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	7,700.54	0.89	7,700.54	0.89
MANAGEMENT EXPENSES				
Manager - Apartment Unit	23,503.33	2.71	23,503.33	2.71
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	45,924.74	5.29	45,924.74	5.29
Manager Utility Expense	633.33	0.07	633.33	0.07
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	49,882.93	5.75	49,882.93	5.75
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	6.11	0.00	6.11	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	119,950.44	13.82	119,950.44	13.82
UTILITIES EXPENSE				
Gas & Electricity	2,427.10	0.28	2,427.10	0.28
Utilities Credits or rebates	-336.25	-0.04	-336.25	-0.04
Sewer	0.00	0.00	0.00	0.00
Water	20,273.21	2.34	20,273.21	2.34
Garbage & Trash Removal	31,990.12	3.69	31,990.12	3.69
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	19,370.92	2.23	19,370.92	2.23
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	73,725.10	8.49	73,725.10	8.49
REPAIRS & MAINTENANCE				
R&M Unit	12,044.97	1.39	12,044.97	1.39
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	72.50	0.01	72.50	0.01
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	723.04	0.08	723.04	0.08
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	194.82	0.02	194.82	0.02
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	1,920.00	0.22	1,920.00	0.22
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	1,666.42	0.19	1,666.42	0.19
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	3,644.88	0.42	3,644.88	0.42
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	3,185.49	0.37	3,185.49	0.37
R&M - Electrical Supplies	1,113.67	0.13	1,113.67	0.13
R&M - Landscaping Supplies	4,995.67	0.58	4,995.67	0.58
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	982.38	0.11	982.38	0.11
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	139.29	0.02	139.29	0.02
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

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	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	362.95	0.04	362.95	0.04
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	1,134.40	0.13	1,134.40	0.13
R&M - Painting Supplies	528.12	0.06	528.12	0.06
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	32,708.60	3.77	32,708.60	3.77

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	1,054.60	0.12	1,054.60	0.12
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	3,060.23	0.35	3,060.23	0.35
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	206.00	0.02	206.00	0.02
Contract R&M	24,394.00	2.81	24,394.00	2.81
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	0.00	0.00	0.00	0.00
Contract - Painting	116.00	0.01	116.00	0.01
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	44,412.00	5.12	44,412.00	5.12
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	5,816.28	0.67	5,816.28	0.67
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	79,059.11	9.11	79,059.11	9.11
TAXES				
Real Estate Taxes	149,148.56	17.18	149,148.56	17.18
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	149,148.56	17.18	149,148.56	17.18
INSURANCE EXPENSE				
Package Insurance	18,008.40	2.07	18,008.40	2.07
Earthquake Insurance	7,006.55	0.81	7,006.55	0.81
Umbrella Insurance	1,401.00	0.16	1,401.00	0.16
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

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	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	26,415.95	3.04	26,415.95	3.04
TOTAL OPERATING EXPENSES	581,832.04	67.02	581,832.04	67.02
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	-100.00	-0.01	-100.00	-0.01
Late Charges	-2,765.00	-0.32	-2,765.00	-0.32
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	-7,974.58	-0.92	-7,974.58	-0.92
Miscellaneous Income	-1,164.27	-0.13	-1,164.27	-0.13
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-12,003.85	-1.38	-12,003.85	-1.38
NET OPERATING INCOME	298,262.23	34.36	298,262.23	34.36
DEBT SERVICE EXPENSE				
Mortgage Interest	205,425.53	23.66	205,425.53	23.66
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	205,425.53	23.66	205,425.53	23.66
NET INC.BEFORE DEP.& TAX	92,836.70	10.69	92,836.70	10.69
DEPREC. & AMORT. EXPENSES				
Building Depreciation	289,454.52	33.34	289,454.52	33.34
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	20,000.04	2.30	20,000.04	2.30
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	21,973.16	2.53	21,973.16	2.53
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	27,741.92	3.20	27,741.92	3.20

Cash Flow Statement

Period = Jan 2019-Dec 2019

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	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	359,169.64	41.37	359,169.64	41.37
NET INC.(LOSS) BEF.TAXES	-266,332.94	-30.68	-266,332.94	-30.68
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	3,256.19	0.38	3,256.19	0.38
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	3,256.19	0.38	3,256.19	0.38
NET INCOME (LOSS)BK	-269,589.13	-31.06	-269,589.13	-31.06
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00
Adjustments				
Outside Management Income	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0.00
Period to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	224,697.89	66,533.24	-158,164.65	
1015 -Reserve Account	3,000.00	23,717.20	20,717.20	
Total Cash	227,697.89	90,250.44	-137,447.45	
Year to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	224,697.89	66,533.24	-158,164.65	
1015 -Reserve Account	3,000.00	23,717.20	20,717.20	
Total Cash	227,697.89	90,250.44	-137,447.45	

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	497,884.95	99.33	497,884.95	99.33
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	3,370.91	0.67	3,370.91	0.67
Commercial Recovery Income	0.00	0.00	0.00	0.00
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	501,255.86	100.00	501,255.86	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	36,890.67	7.36	36,890.67	7.36
Promo/Move-In Incentives	5,500.00	1.10	5,500.00	1.10
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	2,094.00	0.42	2,094.00	0.42
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	274.69	0.05	274.69	0.05
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	7,263.40	1.45	7,263.40	1.45

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	-225.00	-0.04	-225.00	-0.04
Credit Check Fees Paid	136.00	0.03	136.00	0.03
TOTAL RENTING EXPENSE	51,933.76	10.36	51,933.76	10.36
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	0.00	0.00	0.00	0.00
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	245.50	0.05	245.50	0.05
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	511.13	0.10	511.13	0.10
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	591.00	0.12	591.00	0.12
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	1,347.63	0.27	1,347.63	0.27
MANAGEMENT EXPENSES				
Manager - Apartment Unit	11,505.00	2.30	11,505.00	2.30
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	25,144.73	5.02	25,144.73	5.02
Manager Utility Expense	300.00	0.06	300.00	0.06
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	29,908.80	5.97	29,908.80	5.97
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	44.00	0.01	44.00	0.01
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	66,902.53	13.35	66,902.53	13.35
UTILITIES EXPENSE				
Gas & Electricity	1,592.44	0.32	1,592.44	0.32
Utilities Credits or rebates	-170.10	-0.03	-170.10	-0.03
Sewer	0.00	0.00	0.00	0.00
Water	13,871.14	2.77	13,871.14	2.77
Garbage & Trash Removal	16,736.56	3.34	16,736.56	3.34
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	11,966.65	2.39	11,966.65	2.39
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	43,996.69	8.78	43,996.69	8.78
REPAIRS & MAINTENANCE				
R&M Unit	10,809.00	2.16	10,809.00	2.16
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	58.00	0.01	58.00	0.01
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	232.00	0.05	232.00	0.05
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	614.46	0.12	614.46	0.12
R&M - Miscellaneous	4,781.63	0.95	4,781.63	0.95
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	65.25	0.01	65.25	0.01
R&M - Pool	5,206.85	1.04	5,206.85	1.04
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	993.25	0.20	993.25	0.20
Cleaning - A&V	72.50	0.01	72.50	0.01
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	291.00	0.06	291.00	0.06
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	244.08	0.05	244.08	0.05
R&M - Electrical Supplies	463.73	0.09	463.73	0.09
R&M - Landscaping Supplies	522.81	0.10	522.81	0.10
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	321.70	0.06	321.70	0.06
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	5,568.00	1.11	5,568.00	1.11
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	289.05	0.06	289.05	0.06
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	436.31	0.09	436.31	0.09

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	133.93	0.03	133.93	0.03
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	442.43	0.09	442.43	0.09
R&M - Painting Supplies	31.08	0.01	31.08	0.01
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	91.90	0.02	91.90	0.02
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	31,668.96	6.32	31,668.96	6.32

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	5,500.00	1.10	5,500.00	1.10
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	0.00	0.00	0.00	0.00
Contract R&M	1,667.00	0.33	1,667.00	0.33
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	0.00	0.00	0.00	0.00
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	690.00	0.14	690.00	0.14
Contract - Landscaping	18,100.00	3.61	18,100.00	3.61
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	2,071.70	0.41	2,071.70	0.41
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	28,028.70	5.59	28,028.70	5.59
TAXES				
Real Estate Taxes	112,113.88	22.37	112,113.88	22.37
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	112,113.88	22.37	112,113.88	22.37
INSURANCE EXPENSE				
Package Insurance	12,350.45	2.46	12,350.45	2.46
Earthquake Insurance	4,516.19	0.90	4,516.19	0.90
Umbrella Insurance	1,062.23	0.21	1,062.23	0.21
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	17,928.87	3.58	17,928.87	3.58
TOTAL OPERATING EXPENSES	353,921.02	70.61	353,921.02	70.61
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	-50.00	-0.01	-50.00	-0.01
Late Charges	-780.00	-0.16	-780.00	-0.16
Damages & Cleaning Fees	-25.00	0.00	-25.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	-1,225.00	-0.24	-1,225.00	-0.24
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-2,080.00	-0.42	-2,080.00	-0.42
NET OPERATING INCOME	149,414.84	29.81	149,414.84	29.81
DEBT SERVICE EXPENSE				
Mortgage Interest	119,878.46	23.92	119,878.46	23.92
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	119,878.46	23.92	119,878.46	23.92
NET INC.BEFORE DEP.& TAX	29,536.38	5.89	29,536.38	5.89
DEPREC. & AMORT. EXPENSES				
Building Depreciation	168,848.47	33.69	168,848.47	33.69
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	11,666.69	2.33	11,666.69	2.33
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	12,673.01	2.53	12,673.01	2.53
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	8,091.37	1.61	8,091.37	1.61

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	201,279.54	40.16	201,279.54	40.16
NET INC.(LOSS) BEF.TAXES	-171,743.16	-34.26	-171,743.16	-34.26
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	0.00	0.00	0.00	0.00
Taxes - Other	0.00	0.00	0.00	0.00
NET INCOME (LOSS)BK	-171,743.16	-34.26	-171,743.16	-34.26
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00
Adjustments				
Outside Management Income	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0.00
Period to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	66,533.24	50,466.04	-16,067.20	
1015 -Reserve Account	23,717.20	717.20	-23,000.00	
Total Cash	90,250.44	51,183.24	-39,067.20	
Year to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	66,533.24	50,466.04	-16,067.20	
1015 -Reserve Account	23,717.20	717.20	-23,000.00	
Total Cash	90,250.44	51,183.24	-39,067.20	

Exhibit A-4: Statement of Changes in Shareholders'/Partners' Equity (*Deficit*) for Professional Investors 40, LLC for period ending 9/2/2020

[Provide a statement of changes in shareholders'/partners equity (*deficit*) for the following periods:

(i) For the initial report:

a.the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b.the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The Debtor's professionals are in the process of conducting a forensic review of the Debtor's and controlled entities' records necessary to determine changes in the shareholders'/partners' equity ownership for the controlled entities. The Debtor will submit an updated report to the Court once this information is available.

Exhibit B: Description of Operations for Professional Investors 40, LLC

[Describe the nature and extent of the Debtor's interest in the Controlled Non-Debtor Entity.

Describe the business conducted and intended to be conducted by the Controlled Non-Debtor Entity, focusing on the entity's dominant business segments.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

The Controlled Non-Debtor Entity owns a residential property which is operated by PFI. The units are leased as residences to tenants.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

 Exhibit C: Description of Intercompany Claims

[List and describe the Controlled Non-Debtor Entity's claims against any other Controlled Non-Debtor Entity, together with the basis for such claims and whether each claim is contingent, unliquidated or disputed.]

Describe the source of this information.]

The source of this information is derived for the companies' Accounting System.

The companies' books show no intercompany claim.

Exhibit D: Allocation of Tax Liabilities and Assets

[Describe how income, losses, tax payments, tax refunds, or other tax attributes relating to federal, state, or local taxes have been allocated between or among the Controlled Non-Debtor Entity and one or more other Controlled Non-Debtor Entities.

Include a copy of each tax sharing or tax allocation agreement to which the entity is a party with any other Controlled Non-Debtor Entity.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System and conversations with the remaining employees of the company.

Tax liabilities are not allocated among or between any other Controlled Non-Debtor Entity.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit E: Description of Controlled Non-Debtor Entity's payments of Administrative Expenses, or Professional Fees otherwise payable by a Debtor

[Describe any payment made, or obligations incurred (or claims purchased), by the Controlled Non-Debtor Entity in connection with any claims, administrative expenses, or professional fees that have been or could be asserted against any Debtor.

Describe the source of this information.]

Based on a review of the Non-Debtor Entity's Accounting System records and conversations with current employees, the Debtor is not aware of any payments made or obligations incurred by the Controlled Non-Debtor Entity that would otherwise be payable by Debtor.



Debtor Name Professional Financial Investors, Inc.

Case number 20-30604



Exhibit A: Financial Statements for Professional Investors 41, LLC

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit A-1: Balance Sheet for Professional Investors 41, LLC as of 9/2/2020

[Provide a balance sheet dated as of the end of the most recent 3-month period of the current fiscal year and as of the end of the preceding fiscal year.]

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Balance Sheet

Period = Dec 2019

Book = Accrual

Current Balance**ASSETS****CURRENT ASSETS****CASH**

1010 - Checking	7,293.89
461 Bank Acct	0.00
501 Bank Acct	0.00
1015 -Reserve Account	2,025.50
1020 OLD Clearing	0.00
PFI First Community Clearing	0.00
PISF Inc. Transfer	0.00
PFI Cash - Transfer	0.00
Money Market	0.00
Escrow Account	0.00
Fremont Checking Account	0.00
Interest Cash	0.00
Petty Cash	200.00
Cash Hammondale	0.00
Cash 461	0.00
Cash 501	0.00
TOTAL CASH	9,519.39

RECEIVABLES

Property Receivables	0.00
Loan Receivables	0.00
Other Receivables	0.00
Officer - Due to/from	0.00

ACCOUNTS RECEIVABLES

A/R Rent Due	-927.00
A/R Other - Melissa B	0.00
A/R Other - People home equity	0.00
A/R Collections	0.00
A/R Security Deposits	0.00
TOTAL ACCOUNTS RECEIVABLES	-927.00

RESERVES & PREPAIDS

Reserve - Insurance	4,397.27
Reserve - Improvements	0.00
Prepaid Maint. Contract	0.00
Prepaid - Leasing Comm.	0.00
Prepaid - Leasing Comm.	0.00
Prepaid Mortgage Interest	0.00
Prepaid Taxes	0.00
TOTAL RESERVES & PREPAIDS	4,397.27
TOTAL CURRENT ASSETS	12,989.66

Balance Sheet

Period = Dec 2019

Book = Accrual

Current Balance**FIXED ASSETS**

Land - Hammondale	0.00
Land	1,208,000.00
Land - 501	0.00
Land - PI 20 LLC	0.00
Land - 200 Gate 5	0.00
Land - Duffy	0.00
Land - 49 Ignacio	0.00
Land - 350 Ignacio Suite 200	0.00
Land - PI 21 LLC	0.00
Land 30 Clay Court	0.00
Land - 690 DeLong	0.00
Building	4,832,000.00
Fixtures & Appliances	0.00
Improvements	0.00
Additional basis	0.00
Accum Depreciation	-361,670.72
Building - 501	0.00
Accum Depreciation Building - 501	0.00
Building - PI 20	0.00
A/D Building PI 20	0.00
Building - 200 Gate 5	0.00
Open	0.00
Accum Depreciation Gate 5	0.00
Buidling Duffy Place	0.00
Accum Depreciation Duffy Place	0.00
Building 49 Ignacio	0.00
Accum Depreciation 49 Ignacio	0.00
Building - Hammondale	0.00
Accum Depr Hammondale	0.00
350 Ignacio #200	0.00
A/D 350 Ignacio #200	0.00
350 Ignacio #101	0.00
A/D 350 Ignacio #101	0.00
Building - 30 Clay Ct.	0.00
A/D 30 Clay Ct.	0.00
Building 690 DeLong	0.00
A/D Building 690 DeLong	0.00
350 Ignacio #103	0.00
A/D 350 Ingacio #103	0.00
350 Ignacio #201	0.00
350 Ignacio # 203	0.00
A/D 350 Ignacio #203	0.00
350 Ignacio #100	0.00
A/D Ignacio #100	0.00
350 Ignacio #300	0.00
A/D 350 Ignacio #300	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Furniture and Fixtures	0.00
A/D Furn. & Fixt.	0.00
Furniture & Fixt Hamm	0.00
Furniture & Fixt Gate	0.00
A/D Furn./Fixt. Hamm	0.00
A/D Furn./Fixt. Gate	0.00
Computers	0.00
A/D Computers	0.00
A/V Equipment	0.00
Vehicles	0.00
A/D Vehicles	0.00
Tenant Imp. 350 Ignacio	0.00
A/D Tenant Imp.	0.00
Acum. Gain (Loss) Gate	0.00
Accum. Gain (Loss) Hamm	0.00
Accum. Gain (Loss) 501	0.00
Accum Gain Loss - 461	0.00
Accum Depreciation Fixed Assets	0.00
NET FIXED ASSETS	5,678,329.28
ACQUISITION ASSETS	
Closing Costs	0.00
A/A Closing Costs	0.00
Syndication Costs	0.00
Loan Fees	131,367.00
Accum Amort Loan Fees	-17,384.52
Personal Property	95,000.00
Accum Depreciation Personal Property	-37,999.92
Organization Costs	74,906.00
Accum Amort Organization Costs	0.00
NET ACQUISITION ASSETS	245,888.56
CAPITALIZED IMPROVEMENTS	
Improvements Prior 2000	0.00
2001 Bathroom Improvements	0.00
2001 Kitchen Improvements	0.00
2001 Floor Improvements	0.00
2001 Window Improvements	0.00
2001 Building Improvements	0.00
2001 Roof Improvements	0.00
2001 Other Improvements	0.00
2002 Bathroom Improvements	0.00
2002 Kitchen Improvements	0.00
2002 Floor Improvements	0.00
2002 Window Improvements	0.00
2002 Building Improvements	0.00
2002 Roof Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2002 Other Improvements	0.00
2002 Improvement Salaries	0.00
2003 Bathroom Improvements	0.00
2003 Kitchen Improvements	0.00
2003 Floor Improvements	0.00
2003 Window Improvements	0.00
461-2003 Windows Improvements	0.00
501-2003 Window Improvement	0.00
2003 Building Improvements	0.00
461-2003 Building Improvements	0.00
501-2003 Building Improvements	0.00
2003 Roof Improvements	0.00
2003 Other Improvements	0.00
461-2003 Other Improvements	0.00
501-2003 Other Improvements	0.00
2004 Bathroom Improvements	0.00
2004 Kitchen Improvements	0.00
2004 Floor Improvements	0.00
461-2004 Floor Improvements	0.00
501-2004 Floor Improvements	0.00
2004 Window Improvements	0.00
461-2004 Window Improvements	0.00
501-2004 Window Improvements	0.00
2004 Building Improvements	0.00
2004 Roof Improvements	0.00
2004 Other Improvements	0.00
461-2004 Other Improvements	0.00
501-2004 Other Improvements	0.00
2005 Bathroom Improvements	0.00
2005 Kitchen Improvements	0.00
461-2005 Kitchen Improvements	0.00
501-2005 Kitchen Improvements	0.00
2005 Floor Improvements	0.00
461-2005 Floor Improvements	0.00
501-2005 Floor Improvements	0.00
2005 Window Improvements	0.00
2005 Building Improvements	0.00
2005 Roof Improvements	0.00
2005 Other Improvements	0.00
461-2005 Other Improvements	0.00
501-2005 Other Improvements	0.00
2005 Improvement Salaries	0.00
2006 Bathroom Improvements	0.00
2006 Kitchen Improvements	0.00
461-2006 Kitchen Improvements	0.00
501-2006 Kitchen Improvements	0.00
2006 Floor Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
461-2006 Floor Improvements	0.00
501-2006 Floor Improvements	0.00
2006 Window Improvements	0.00
2006 Building Improvements	0.00
461-2006 Building Improvements	0.00
501-2006 Building Improvements	0.00
2006 Roof Improvements	0.00
2006 Other Improvements	0.00
2007 Bathroom Improvements	0.00
461-2007 Bathroom Improvements	0.00
501-2007 Bathroom Improvements	0.00
2007 Kitchen Improvements	0.00
2007 Floor Improvements	0.00
461-2007 Floor Improvements	0.00
501-2007 Floor Improvements	0.00
2007 Window Improvements	0.00
2007 Building Improvements	0.00
461-2007 Building Improvements	0.00
501-2007 Building Improvements	0.00
2007 Roof Improvements	0.00
2007 Other Improvements	0.00
461-2007 Other Improvements	0.00
501-2007 Other Improvements	0.00
2008 Bathroom Improvements	0.00
461-2008 Bathrooms Improvements	0.00
501-2008 Bathroom Improvements	0.00
2008 Kitchen Improvements	0.00
461-2008 Kitchen Improvements	0.00
501-2008 Kitchen Improvements	0.00
2008 Floor Improvements	0.00
461-2008 Floor Improvements	0.00
501-2008 Floor Improvements	0.00
2008 Window Improvements	0.00
2008 Building Improvements	0.00
2008 Roof Improvements	0.00
2008 Other Improvements	0.00
461-2008 Other Improvements	0.00
501-2008 Other Improvements	0.00
2009 Bathroom Improvements	0.00
2009 Kitchen Improvements	0.00
2009 Floor Improvements	0.00
2009 Window Improvements	0.00
2009 Building Improvements	0.00
2009 Roof Improvements	0.00
2009 Other Improvements	0.00
461-2009 Other Improvements	0.00
501-2009 Other Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2010 Other Improvements	0.00
2011 Other Improvements	0.00
2012 Other Improvements	0.00
2013 Other Improvements	0.00
2013-Roof Improvement	0.00
2014 Other Improvements	0.00
2014 T/O Misc. Expense	0.00
2014 T/O Materials	0.00
2014 T/O Outside Vendor	0.00
2014 - Roof	0.00
2015 Other Improvements	0.00
T/O Misc. Exp.	0.00
2015 T/O Materiales	0.00
T/O Outside Vendor	0.00
2016 Other Improvements	0.00
2016 T/O Misc. Exp.	0.00
2016 T/O Materials	0.00
2016 T/O outside vendors	0.00
2016 Hills Assessments	0.00
2017 Other Improvements	0.00
2017 T/O Misc. Exp.	0.00
2017 T/O Materials	0.00
2017 T/O Outside Vendor	0.00
2017 Hills Assessments	0.00
2018 Other Improvements	61,927.00
2018 T/O Misc. Exp.	781.53
2018 T/O Materials	11,687.48
2018 T/O Outside Vendor	11,705.00
2018 Hills Assessments	0.00
2019 Other Improvements	29,721.41
2019 T/O Misc. Exp.	5,311.55
2019 T/O Materials	24,079.66
2019 T/O Outside Vendor	90,040.00
2019 Hills Assessments	0.00
2020 Other Improvements	0.00
2020 T/O Misc. Exp.	0.00
2020 T/O Materials	0.00
2020 T/O Outside Vendor	0.00
2020 Hills Assessments	0.00
TOTAL CAPITAL IMPROVEMENTS	235,253.63
Accum Deprec - Capital Improvements	15,918.33
NET CAPITALIZED IMPROVEMENTS	219,335.30
 OTHER ASSETS	
Security Deposits	0.00
Investment - LLC 21	0.00
Investment - LLC 24	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Investment - LLC 27	0.00
Investment - LLC 28	0.00
Investment - LLC 29	0.00
Investment - LLC 25	0.00
Investment - LLC 26	0.00
Investment - LLC 31	0.00
Investment - LLC 34	0.00
Investment - LLC 35	0.00
Investment - LLC 36	0.00
Investment LLC 37	0.00
Investment LLC 38	0.00
Investment - LLC 39	0.00
Investment - LLC 40	0.00
Investment - LLC 41	0.00
Investment - LLC 42	0.00
Investment - LLC 43	0.00
	0.00
investment - LLC 45	0.00
<i>Investment in 48</i>	<i>0.00</i>
BofA Teller Rental	0.00
Investment - 16914	0.00
Investment - Rafael Gardens	0.00
Investment - 1129 3rd Street	0.00
LP Units	0.00
Investment - US Performing Arts	0.00
Investment - Marin CoWork	0.00
Limited Liability Companies	0.00
LONG TERM RECEIVABLES	
PISF I	0.00
Duffy Due to/from	0.00
PISF III	0.00
PISF IV	0.00
PISF VI	0.00
PISF VII	0.00
PISF IX	0.00
PISF XI	0.00
PISF XII	0.00
PISF XIII	0.00
PISF XIV	0.00
PISF XV	0.00
PISF XVI	0.00
PISF XVII	0.00
PISF XVIII	0.00
461 Due To/From	0.00
501 Due/To From	0.00
Hammondale Due To/From	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
21 Due/to From	0.00
In process Lease litigation	0.00
LLC 20	0.00
LLC 21	0.00
LLC 22	0.00
LLC 23	0.00
LLC 24	0.00
LLC 25	0.00
LLC 26	0.00
LLC 27	0.00
LLC 28	0.00
LLC 29	0.00
LLC 30	0.00
LLC 30	0.00
LLC 31	0.00
LLC 32	0.00
LLC 33	0.00
LLC 34	0.00
LLC 35	0.00
LLC 36	0.00
LLC 37	0.00
LLC 38	0.00
LLC 39	0.00
LLC 40	0.00
LLC 41	0.00
LLC 42	0.00
LLC 43	0.00
LLC 44	0.00
LLC 45	0.00
LLC 46	0.00
LLC 47	0.00
LLC 48	0.00
Due to/from LLC 49	0.00
PI LLC 50	0.00
PI 51 LLC	0.00
Due to/from Gate 5	0.00
PV 1 Due to/from	0.00
885 Due to/from	0.00
107 Due to/from	0.00
481 Due to/from	0.00
515 Due to/from	0.00
300 Due to/From PISF	0.00
Paul Drive Due to/from	0.00
353 BMK due to/from	0.00
49 Ignacio due to/from	0.00
Due To/From GP	-135,000.00
Due To/From 16914	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Due To/From PISF, Inc.	0.00
Due To/From PIM	0.00
Note Receivable	0.00
7200 Redwood Due to/From	0.00
355 Due to / from	0.00
Due to/from 350 Ignacio Assoc.	0.00
1222 Due to/from	0.00
419 Prospect due to/from	0.00
TOTAL LONG TERM RECEIVABLES	-135,000.00
TOTAL ASSETS	6,021,542.80
LIABILITIES & EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	5,677.71
Deferred Revenue	0.00
Unearned Rent	2,029.80
FTB Taxes Payable	0.00
PPP Loan	0.00
Property Tax Payable	0.00
Insurance Payable	0.00
Accrued Expenses	0.00
TOTAL CURRENT LIABILITIES	7,707.51
LONG TERM LIABILITIES	
Notes Payable	0.00
Notes Payable LLC 48	0.00
Deed of Trust Payable	0.00
Accrued Interest	0.00
Security Deposits Liability	15,990.00
Security Deposit Clearing	0.00
Pet Deposit Payable	0.00
Unearned Income	0.00
Mortgage Payable	3,175,000.00
1st Mortgage 461	0.00
2nd Mortgage 461	0.00
1st Mortgage 501	0.00
1st Deed 350, Suite 201	0.00
2nd Deed 350, Suite 201	0.00
1st Deed 350, Suite 200	0.00
First Mortgage 350 Suite 203	0.00
1st Deed 350 Suites 101, 103	0.00
Other Liabilities	0.00
Accum K-1 Losses	0.00
1st Mortgage Gate 5	0.00
2nd Deed Gate 5	0.00
1st Mortgage Duffy Place	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2nd Deed Duffy Place	0.00
1st Mortgage 49 Ignacio	0.00
2nd Deed 49 Ignacio	0.00
TOTAL LONG TERM LIABILITIES	3,190,990.00
TOTAL LIABILITIES	3,198,697.51
EQUITY	
Common Stock	0.00
Capital Contributions	3,550,000.00
Capital Receivable	0.00
Less: Repurchased Units	0.00
TIC Ownership	0.00
L.P. Distributions	0.00
G.P. Distributions	0.00
Premium on Repurch Units	0.00
Previous Period Adjmts	0.00
Member Distribution	-444,165.70
Dist. 38 to 20	0.00
Dist. 38 to 21	0.00
Dist. 37 to 22	0.00
Inter Co. PFI - PV1	0.00
Inter Co PFI - Gate 5	0.00
Inter Co PFI - Duffy	0.00
Inter Co PFI - Hamm	0.00
Inter Co PFI - 107	0.00
Inter Co PFI - 461	0.00
Inter Co PFI - 501	0.00
Inter Co PFI - 49	0.00
Inter Co PFI - 885	0.00
Inter Co. PFI - 515	0.00
Inter-Co PFI - 355	0.00
InterCo PFI - 7200	0.00
InterCo PFI-117	0.00
InterCo PFI - 7 Merry	0.00
InterCo PFI - 16914	0.00
InterCo PFI - Paul	0.00
InterCo PFI - 353	0.00
InterCo PFI - 1506	0.00
InterCo PFI - 1222	0.00
InterCo PFI - 419	0.00
Inter Co PFI - 19 Merrydale	0.00
Inter Co PFI - 1129	0.00
Inter Co PFI - 1315	0.00
Inter-Co. PFI - 1732	0.00
Inter-Co PFI-390	0.00
Inter Co PFI-santaland	0.00
Retained Earnings	-77,069.82

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Retained Earnings - Owned Properties	0.00
K1-Losses	0.00
Net Income (Loss) Current	-205,919.19
Appliance Depreciation	0.00
TOTAL EQUITY	2,822,845.29
TOTAL LIABILITIES & EQUITY	6,021,542.80
Total of All	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

Current Balance**ASSETS****CURRENT ASSETS****CASH**

1010 - Checking	12,013.42
461 Bank Acct	0.00
501 Bank Acct	0.00
1015 -Reserve Account	25.50
1020 OLD Clearing	0.00
PFI First Community Clearing	0.00
PISF Inc. Transfer	0.00
PFI Cash - Transfer	0.00
Money Market	0.00
Escrow Account	0.00
Fremont Checking Account	0.00
Interest Cash	0.00
Petty Cash	200.00
Cash Hammondale	0.00
Cash 461	0.00
Cash 501	0.00
TOTAL CASH	12,238.92

RECEIVABLES

Property Receivables	0.00
Loan Receivables	0.00
Other Receivables	0.00
Officer - Due to/from	0.00

ACCOUNTS RECEIVABLES

A/R Rent Due	6,966.00
A/R Other - Melissa B	0.00
A/R Other - People home equity	0.00
A/R Collections	0.00
A/R Security Deposits	0.00
TOTAL ACCOUNTS RECEIVABLES	6,966.00

RESERVES & PREPAIDS

Reserve - Insurance	3,776.36
Reserve - Improvements	0.00
Prepaid Maint. Contract	0.00
Prepaid - Leasing Comm.	0.00
Prepaid - Leasing Comm.	0.00
Prepaid Mortgage Interest	0.00
Prepaid Taxes	0.00
TOTAL RESERVES & PREPAIDS	3,776.36
TOTAL CURRENT ASSETS	22,981.28

Balance Sheet

Period = Jul 2020

Book = Accrual

Current Balance**FIXED ASSETS**

Land - Hammondale	0.00
Land	1,208,000.00
Land - 501	0.00
Land - PI 20 LLC	0.00
Land - 200 Gate 5	0.00
Land - Duffy	0.00
Land - 49 Ignacio	0.00
Land - 350 Ignacio Suite 200	0.00
Land - PI 21 LLC	0.00
Land 30 Clay Court	0.00
Land - 690 DeLong	0.00
Building	4,832,000.00
Fixtures & Appliances	0.00
Improvements	0.00
Additional basis	0.00
Accum Depreciation	-464,208.26
Building - 501	0.00
Accum Depreciation Building - 501	0.00
Building - PI 20	0.00
A/D Building PI 20	0.00
Building - 200 Gate 5	0.00
Open	0.00
Accum Depreciation Gate 5	0.00
Buidling Duffy Place	0.00
Accum Depreciation Duffy Place	0.00
Building 49 Ignacio	0.00
Accum Depreciation 49 Ignacio	0.00
Building - Hammondale	0.00
Accum Depr Hammondale	0.00
350 Ignacio #200	0.00
A/D 350 Ignacio #200	0.00
350 Ignacio #101	0.00
A/D 350 Ignacio #101	0.00
Building - 30 Clay Ct.	0.00
A/D 30 Clay Ct.	0.00
Building 690 DeLong	0.00
A/D Building 690 DeLong	0.00
350 Ignacio #103	0.00
A/D 350 Ingacio #103	0.00
350 Ignacio #201	0.00
350 Ignacio # 203	0.00
A/D 350 Ignacio #203	0.00
350 Ignacio #100	0.00
A/D Ignacio #100	0.00
350 Ignacio #300	0.00
A/D 350 Ignacio #300	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Furniture and Fixtures	0.00
A/D Furn. & Fixt.	0.00
Furniture & Fixt Hamm	0.00
Furniture & Fixt Gate	0.00
A/D Furn./Fixt. Hamm	0.00
A/D Furn./Fixt. Gate	0.00
Computers	0.00
A/D Computers	0.00
A/V Equipment	0.00
Vehicles	0.00
A/D Vehicles	0.00
Tenant Imp. 350 Ignacio	0.00
A/D Tenant Imp.	0.00
Acum. Gain (Loss) Gate	0.00
Accum. Gain (Loss) Hamm	0.00
Accum. Gain (Loss) 501	0.00
Accum Gain Loss - 461	0.00
Accum Depreciation Fixed Assets	0.00
NET FIXED ASSETS	5,575,791.74
ACQUISITION ASSETS	
Closing Costs	0.00
A/A Closing Costs	0.00
Syndication Costs	0.00
Loan Fees	131,367.00
Accum Amort Loan Fees	-25,695.76
Personal Property	95,000.00
Accum Depreciation Personal Property	-49,083.23
Organization Costs	74,906.00
Accum Amort Organization Costs	0.00
NET ACQUISITION ASSETS	226,494.01
CAPITALIZED IMPROVEMENTS	
Improvements Prior 2000	0.00
2001 Bathroom Improvements	0.00
2001 Kitchen Improvements	0.00
2001 Floor Improvements	0.00
2001 Window Improvements	0.00
2001 Building Improvements	0.00
2001 Roof Improvements	0.00
2001 Other Improvements	0.00
2002 Bathroom Improvements	0.00
2002 Kitchen Improvements	0.00
2002 Floor Improvements	0.00
2002 Window Improvements	0.00
2002 Building Improvements	0.00
2002 Roof Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2002 Other Improvements	0.00
2002 Improvement Salaries	0.00
2003 Bathroom Improvements	0.00
2003 Kitchen Improvements	0.00
2003 Floor Improvements	0.00
2003 Window Improvements	0.00
461-2003 Windows Improvements	0.00
501-2003 Window Improvement	0.00
2003 Building Improvements	0.00
461-2003 Building Improvements	0.00
501-2003 Building Improvements	0.00
2003 Roof Improvements	0.00
2003 Other Improvements	0.00
461-2003 Other Improvements	0.00
501-2003 Other Improvements	0.00
2004 Bathroom Improvements	0.00
2004 Kitchen Improvements	0.00
2004 Floor Improvements	0.00
461-2004 Floor Improvements	0.00
501-2004 Floor Improvements	0.00
2004 Window Improvements	0.00
461-2004 Window Improvements	0.00
501-2004 Window Improvements	0.00
2004 Building Improvements	0.00
2004 Roof Improvements	0.00
2004 Other Improvements	0.00
461-2004 Other Improvements	0.00
501-2004 Other Improvements	0.00
2005 Bathroom Improvements	0.00
2005 Kitchen Improvements	0.00
461-2005 Kitchen Improvements	0.00
501-2005 Kitchen Improvements	0.00
2005 Floor Improvements	0.00
461-2005 Floor Improvements	0.00
501-2005 Floor Improvements	0.00
2005 Window Improvements	0.00
2005 Building Improvements	0.00
2005 Roof Improvements	0.00
2005 Other Improvements	0.00
461-2005 Other Improvements	0.00
501-2005 Other Improvements	0.00
2005 Improvement Salaries	0.00
2006 Bathroom Improvements	0.00
2006 Kitchen Improvements	0.00
461-2006 Kitchen Improvements	0.00
501-2006 Kitchen Improvements	0.00
2006 Floor Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
461-2006 Floor Improvements	0.00
501-2006 Floor Improvements	0.00
2006 Window Improvements	0.00
2006 Building Improvements	0.00
461-2006 Building Improvements	0.00
501-2006 Building Improvements	0.00
2006 Roof Improvements	0.00
2006 Other Improvements	0.00
2007 Bathroom Improvements	0.00
461-2007 Bathroom Improvements	0.00
501-2007 Bathroom Improvements	0.00
2007 Kitchen Improvements	0.00
2007 Floor Improvements	0.00
461-2007 Floor Improvements	0.00
501-2007 Floor Improvements	0.00
2007 Window Improvements	0.00
2007 Building Improvements	0.00
461-2007 Building Improvements	0.00
501-2007 Building Improvements	0.00
2007 Roof Improvements	0.00
2007 Other Improvements	0.00
461-2007 Other Improvements	0.00
501-2007 Other Improvements	0.00
2008 Bathroom Improvements	0.00
461-2008 Bathrooms Improvements	0.00
501-2008 Bathroom Improvements	0.00
2008 Kitchen Improvements	0.00
461-2008 Kitchen Improvements	0.00
501-2008 Kitchen Improvements	0.00
2008 Floor Improvements	0.00
461-2008 Floor Improvements	0.00
501-2008 Floor Improvements	0.00
2008 Window Improvements	0.00
2008 Building Improvements	0.00
2008 Roof Improvements	0.00
2008 Other Improvements	0.00
461-2008 Other Improvements	0.00
501-2008 Other Improvements	0.00
2009 Bathroom Improvements	0.00
2009 Kitchen Improvements	0.00
2009 Floor Improvements	0.00
2009 Window Improvements	0.00
2009 Building Improvements	0.00
2009 Roof Improvements	0.00
2009 Other Improvements	0.00
461-2009 Other Improvements	0.00
501-2009 Other Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2010 Other Improvements	0.00
2011 Other Improvements	0.00
2012 Other Improvements	0.00
2013 Other Improvements	0.00
2013-Roof Improvement	0.00
2014 Other Improvements	0.00
2014 T/O Misc. Expense	0.00
2014 T/O Materials	0.00
2014 T/O Outside Vendor	0.00
2014 - Roof	0.00
2015 Other Improvements	0.00
T/O Misc. Exp.	0.00
2015 T/O Materiales	0.00
T/O Outside Vendor	0.00
2016 Other Improvements	0.00
2016 T/O Misc. Exp.	0.00
2016 T/O Materials	0.00
2016 T/O outside vendors	0.00
2016 Hills Assessments	0.00
2017 Other Improvements	0.00
2017 T/O Misc. Exp.	0.00
2017 T/O Materials	0.00
2017 T/O Outside Vendor	0.00
2017 Hills Assessments	0.00
2018 Other Improvements	61,927.00
2018 T/O Misc. Exp.	781.53
2018 T/O Materials	11,687.48
2018 T/O Outside Vendor	11,705.00
2018 Hills Assessments	0.00
2019 Other Improvements	29,721.41
2019 T/O Misc. Exp.	5,311.55
2019 T/O Materials	24,079.66
2019 T/O Outside Vendor	90,040.00
2019 Hills Assessments	0.00
2020 Other Improvements	4,935.43
2020 T/O Misc. Exp.	181.38
2020 T/O Materials	9,368.97
2020 T/O Outside Vendor	24,602.00
2020 Hills Assessments	0.00
TOTAL CAPITAL IMPROVEMENTS	274,341.41
Accum Deprec - Capital Improvements	21,674.36
NET CAPITALIZED IMPROVEMENTS	252,667.05
OTHER ASSETS	
Security Deposits	0.00
Investment - LLC 21	0.00
Investment - LLC 24	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Investment - LLC 27	0.00
Investment - LLC 28	0.00
Investment - LLC 29	0.00
Investment - LLC 25	0.00
Investment - LLC 26	0.00
Investment - LLC 31	0.00
Investment - LLC 34	0.00
Investment - LLC 35	0.00
Investment - LLC 36	0.00
Investment LLC 37	0.00
Investment LLC 38	0.00
Investment - LLC 39	0.00
Investment - LLC 40	0.00
Investment - LLC 41	0.00
Investment - LLC 42	0.00
Investment - LLC 43	0.00
	0.00
investment - LLC 45	0.00
<i>Investment in 48</i>	<i>0.00</i>
BofA Teller Rental	0.00
Investment - 16914	0.00
Investment - Rafael Gardens	0.00
Investment - 1129 3rd Street	0.00
LP Units	0.00
Investment - US Performing Arts	0.00
Investment - Marin CoWork	0.00
Limited Liability Companies	0.00
LONG TERM RECEIVABLES	
PISF I	0.00
Duffy Due to/from	0.00
PISF III	0.00
PISF IV	0.00
PISF VI	0.00
PISF VII	-374.85
PISF IX	0.00
PISF XI	0.00
PISF XII	0.00
PISF XIII	0.00
PISF XIV	0.00
PISF XV	0.00
PISF XVI	0.00
PISF XVII	0.00
PISF XVIII	0.00
461 Due To/From	0.00
501 Due/To From	0.00
Hammondale Due To/From	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
21 Due/to From	0.00
In process Lease litigation	0.00
LLC 20	0.00
LLC 21	0.00
LLC 22	0.00
LLC 23	0.00
LLC 24	0.00
LLC 25	0.00
LLC 26	0.00
LLC 27	0.00
LLC 28	0.00
LLC 29	0.00
LLC 30	0.00
LLC 30	0.00
LLC 31	0.00
LLC 32	0.00
LLC 33	0.00
LLC 34	0.00
LLC 35	0.00
LLC 36	0.00
LLC 37	0.00
LLC 38	0.00
LLC 39	0.00
LLC 40	0.00
LLC 41	0.00
LLC 42	0.00
LLC 43	0.00
LLC 44	0.00
LLC 45	0.00
LLC 46	0.00
LLC 47	0.00
LLC 48	0.00
Due to/from LLC 49	0.00
PI LLC 50	0.00
PI 51 LLC	0.00
Due to/from Gate 5	0.00
PV 1 Due to/from	0.00
885 Due to/from	0.00
107 Due to/from	0.00
481 Due to/from	0.00
515 Due to/from	0.00
300 Due to/From PISF	0.00
Paul Drive Due to/from	0.00
353 BMK due to/from	0.00
49 Ignacio due to/from	0.00
Due To/From GP	-243,000.00
Due To/From 16914	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Due To/From PISF, Inc.	-1,066.67
Due To/From PIM	0.00
Note Receivable	0.00
7200 Redwood Due to/From	0.00
355 Due to / from	0.00
Due to/from 350 Ignacio Assoc.	0.00
1222 Due to/from	0.00
419 Prospect due to/from	0.00
TOTAL LONG TERM RECEIVABLES	-244,441.52
TOTAL ASSETS	5,833,492.56
LIABILITIES & EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	1,031.17
Deferred Revenue	0.00
Unearned Rent	2,103.30
FTB Taxes Payable	0.00
PPP Loan	0.00
Property Tax Payable	7,698.70
Insurance Payable	0.00
Accrued Expenses	0.00
TOTAL CURRENT LIABILITIES	10,833.17
LONG TERM LIABILITIES	
Notes Payable	0.00
Notes Payable LLC 48	0.00
Deed of Trust Payable	0.00
Accrued Interest	0.00
Security Deposits Liability	27,905.00
Security Deposit Clearing	0.00
Pet Deposit Payable	0.00
Unearned Income	0.00
Mortgage Payable	3,175,000.00
1st Mortgage 461	0.00
2nd Mortgage 461	0.00
1st Mortgage 501	0.00
1st Deed 350, Suite 201	0.00
2nd Deed 350, Suite 201	0.00
1st Deed 350, Suite 200	0.00
First Mortgage 350 Suite 203	0.00
1st Deed 350 Suites 101, 103	0.00
Other Liabilities	0.00
Accum K-1 Losses	0.00
1st Mortgage Gate 5	0.00
2nd Deed Gate 5	0.00
1st Mortgage Duffy Place	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2nd Deed Duffy Place	0.00
1st Mortgage 49 Ignacio	0.00
2nd Deed 49 Ignacio	0.00
TOTAL LONG TERM LIABILITIES	3,202,905.00
TOTAL LIABILITIES	3,213,738.17
EQUITY	
Common Stock	0.00
Capital Contributions	3,550,000.00
Capital Receivable	0.00
Less: Repurchased Units	0.00
TIC Ownership	0.00
L.P. Distributions	0.00
G.P. Distributions	0.00
Premium on Repurch Units	0.00
Previous Period Adjmts	0.00
Member Distribution	-565,997.70
Dist. 38 to 20	0.00
Dist. 38 to 21	0.00
Dist. 37 to 22	0.00
Inter Co. PFI - PV1	0.00
Inter Co PFI - Gate 5	0.00
Inter Co PFI - Duffy	0.00
Inter Co PFI - Hamm	0.00
Inter Co PFI - 107	0.00
Inter Co PFI - 461	0.00
Inter Co PFI - 501	0.00
Inter Co PFI - 49	0.00
Inter Co PFI - 885	0.00
Inter Co. PFI - 515	0.00
Inter-Co PFI - 355	0.00
InterCo PFI - 7200	0.00
InterCo PFI-117	0.00
InterCo PFI - 7 Merry	0.00
InterCo PFI - 16914	0.00
InterCo PFI - Paul	0.00
InterCo PFI - 353	0.00
InterCo PFI - 1506	0.00
InterCo PFI - 1222	0.00
InterCo PFI - 419	0.00
Inter Co PFI - 19 Merrydale	0.00
Inter Co PFI - 1129	0.00
Inter Co PFI - 1315	0.00
Inter-Co. PFI - 1732	0.00
Inter-Co PFI-390	0.00
Inter Co PFI-santaland	0.00
Retained Earnings	-282,989.01

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Retained Earnings - Owned Properties	0.00
K1-Losses	0.00
Net Income (Loss) Current	-81,258.90
Appliance Depreciation	0.00
TOTAL EQUITY	2,619,754.39
TOTAL LIABILITIES & EQUITY	5,833,492.56
Total of All	0.00

Exhibit A-2: Statement of Income (*Loss*) for **Professional Investors 41, LLC** for period ending 9/2/2020

[Provide a statement of income (*loss*) for the following periods:

(i) For the initial report:

- a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and
- b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	440,210.00	99.20	440,210.00	99.20
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	1,575.00	0.35	1,575.00	0.35
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	1,962.07	0.44	1,962.07	0.44
Commercial Recovery Income	0.00	0.00	0.00	0.00
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	443,747.07	100.00	443,747.07	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	65,785.00	14.82	65,785.00	14.82
Promo/Move-In Incentives	2,095.00	0.47	2,095.00	0.47
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	135.31	0.03	135.31	0.03
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	4,433.76	1.00	4,433.76	1.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	-100.00	-0.02	-100.00	-0.02
Credit Check Fees Paid	14.45	0.00	14.45	0.00
TOTAL RENTING EXPENSE	72,363.52	16.31	72,363.52	16.31
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	0.00	0.00	0.00	0.00
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	121.00	0.03	121.00	0.03
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	658.50	0.15	658.50	0.15
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	779.50	0.18	779.50	0.18
MANAGEMENT EXPENSES				
Manager - Apartment Unit	4,498.20	1.01	4,498.20	1.01
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	5,700.00	1.28	5,700.00	1.28
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	10,246.52	2.31	10,246.52	2.31
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	26,412.60	5.95	26,412.60	5.95
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	46,857.32	10.56	46,857.32	10.56
UTILITIES EXPENSE				
Gas & Electricity	6,766.54	1.52	6,766.54	1.52
Utilities Credits or rebates	-568.90	-0.13	-568.90	-0.13
Sewer	0.00	0.00	0.00	0.00
Water	4,768.38	1.07	4,768.38	1.07
Garbage & Trash Removal	17,991.72	4.05	17,991.72	4.05
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	0.00	0.00	0.00	0.00
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	28,957.74	6.53	28,957.74	6.53
REPAIRS & MAINTENANCE				
R&M Unit	4,065.02	0.92	4,065.02	0.92
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	285.25	0.06	285.25	0.06
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	1,175.00	0.26	1,175.00	0.26
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	1,254.24	0.28	1,254.24	0.28
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	3,819.61	0.86	3,819.61	0.86
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	2,151.39	0.48	2,151.39	0.48
R&M - Electrical Supplies	1,031.02	0.23	1,031.02	0.23
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	0.00	0.00	0.00	0.00
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	7.16	0.00	7.16	0.00
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	13,788.69	3.11	13,788.69	3.11

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	524.24	0.12	524.24	0.12
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	1,110.00	0.25	1,110.00	0.25
Contract - Electrical & Lighting	1,440.00	0.32	1,440.00	0.32
Contract - HVAC Maint.	1,520.00	0.34	1,520.00	0.34
Contract R&M	3,290.00	0.74	3,290.00	0.74
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	0.00	0.00	0.00	0.00
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	2,400.00	0.54	2,400.00	0.54
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	10,284.24	2.32	10,284.24	2.32
TAXES				
Real Estate Taxes	103,769.84	23.38	103,769.84	23.38
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	103,769.84	23.38	103,769.84	23.38
INSURANCE EXPENSE				
Package Insurance	10,862.41	2.45	10,862.41	2.45
Earthquake Insurance	5,439.23	1.23	5,439.23	1.23
Umbrella Insurance	2,295.81	0.52	2,295.81	0.52
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	18,597.45	4.19	18,597.45	4.19
TOTAL OPERATING EXPENSES	295,398.30	66.57	295,398.30	66.57
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	-25.00	-0.01	-25.00	-0.01
Late Charges	-225.00	-0.05	-225.00	-0.05
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	-2,250.00	-0.51	-2,250.00	-0.51
Miscellaneous Income	-1,396.50	-0.31	-1,396.50	-0.31
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-3,896.50	-0.88	-3,896.50	-0.88
NET OPERATING INCOME	152,245.27	34.31	152,245.27	34.31
DEBT SERVICE EXPENSE				
Mortgage Interest	123,824.97	27.90	123,824.97	27.90
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	123,824.97	27.90	123,824.97	27.90
NET INC.BEFORE DEP.& TAX	28,420.30	6.40	28,420.30	6.40
DEPREC. & AMORT. EXPENSES				
Building Depreciation	175,778.60	39.61	175,778.60	39.61
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	18,999.96	4.28	18,999.96	4.28
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	10,504.48	2.37	10,504.48	2.37
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	26,272.84	5.92	26,272.84	5.92

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	231,555.88	52.18	231,555.88	52.18
NET INC.(LOSS) BEF.TAXES	-203,135.58	-45.78	-203,135.58	-45.78
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	2,783.61	0.63	2,783.61	0.63
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	2,783.61	0.63	2,783.61	0.63
NET INCOME (LOSS)BK	-205,919.19	-46.40	-205,919.19	-46.40
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	268,025.00	99.12	268,025.00	99.12
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	926.33	0.34	926.33	0.34
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	1,445.21	0.53	1,445.21	0.53
Commercial Recovery Income	0.00	0.00	0.00	0.00
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	270,396.54	100.00	270,396.54	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	22,168.00	8.20	22,168.00	8.20
Promo/Move-In Incentives	9,795.00	3.62	9,795.00	3.62
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	0.00	0.00	0.00	0.00
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	243.29	0.09	243.29	0.09

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	-125.00	-0.05	-125.00	-0.05
Credit Check Fees Paid	187.85	0.07	187.85	0.07
TOTAL RENTING EXPENSE	32,269.14	11.93	32,269.14	11.93
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	0.00	0.00	0.00	0.00
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	65.50	0.02	65.50	0.02
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	25.00	0.01	25.00	0.01
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	757.10	0.28	757.10	0.28
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	847.60	0.31	847.60	0.31
MANAGEMENT EXPENSES				
Manager - Apartment Unit	2,623.95	0.97	2,623.95	0.97
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	2,666.67	0.99	2,666.67	0.99
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	8,335.65	3.08	8,335.65	3.08
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	16,148.70	5.97	16,148.70	5.97
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	29,774.97	11.01	29,774.97	11.01
UTILITIES EXPENSE				
Gas & Electricity	4,200.80	1.55	4,200.80	1.55
Utilities Credits or rebates	-632.16	-0.23	-632.16	-0.23
Sewer	0.00	0.00	0.00	0.00
Water	3,806.32	1.41	3,806.32	1.41
Garbage & Trash Removal	11,314.48	4.18	11,314.48	4.18
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	0.00	0.00	0.00	0.00
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	18,689.44	6.91	18,689.44	6.91
REPAIRS & MAINTENANCE				
R&M Unit	1,056.84	0.39	1,056.84	0.39
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	184.26	0.07	184.26	0.07
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	2,023.23	0.75	2,023.23	0.75
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	0.00	0.00	0.00	0.00
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	0.00	0.00	0.00	0.00
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	345.39	0.13	345.39	0.13
R&M - Electrical Supplies	0.00	0.00	0.00	0.00
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	0.00	0.00	0.00	0.00
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

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	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	79.52	0.03	79.52	0.03
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	28.01	0.01	28.01	0.01
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	3,717.25	1.37	3,717.25	1.37

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	146.67	0.05	146.67	0.05
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	0.00	0.00	0.00	0.00
Contract R&M	1,190.00	0.44	1,190.00	0.44
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	25.00	0.01	25.00	0.01
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	630.24	0.23	630.24	0.23
Contract - Landscaping	800.00	0.30	800.00	0.30
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	2,791.91	1.03	2,791.91	1.03
TAXES				
Real Estate Taxes	53,890.90	19.93	53,890.90	19.93
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	53,890.90	19.93	53,890.90	19.93
INSURANCE EXPENSE				
Package Insurance	6,847.19	2.53	6,847.19	2.53
Earthquake Insurance	3,417.19	1.26	3,417.19	1.26
Umbrella Insurance	1,368.50	0.51	1,368.50	0.51
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	11,632.88	4.30	11,632.88	4.30
TOTAL OPERATING EXPENSES	153,614.09	56.81	153,614.09	56.81
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	-150.00	-0.06	-150.00	-0.06
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	-3,428.00	-1.27	-3,428.00	-1.27
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-3,578.00	-1.32	-3,578.00	-1.32
NET OPERATING INCOME	120,360.45	44.51	120,360.45	44.51
DEBT SERVICE EXPENSE				
Mortgage Interest	72,231.23	26.71	72,231.23	26.71
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	72,231.23	26.71	72,231.23	26.71
NET INC.BEFORE DEP.& TAX	48,129.22	17.80	48,129.22	17.80
DEPREC. & AMORT. EXPENSES				
Building Depreciation	102,537.54	37.92	102,537.54	37.92
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	11,083.31	4.10	11,083.31	4.10
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	5,756.03	2.13	5,756.03	2.13
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	8,311.24	3.07	8,311.24	3.07

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	127,688.12	47.22	127,688.12	47.22
NET INC.(LOSS) BEF.TAXES	-79,558.90	-29.42	-79,558.90	-29.42
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	1,700.00	0.63	1,700.00	0.63
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	1,700.00	0.63	1,700.00	0.63
NET INCOME (LOSS)BK	-81,258.90	-30.05	-81,258.90	-30.05
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Exhibit A-3: Statement of Cash Flows for **Professional Investors 41, LLC** for period ending **9/2/2020**

[Provide a statement of changes in cash position for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	440,210.00	99.20	440,210.00	99.20
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	1,575.00	0.35	1,575.00	0.35
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	1,962.07	0.44	1,962.07	0.44
Commercial Recovery Income	0.00	0.00	0.00	0.00
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	443,747.07	100.00	443,747.07	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	65,785.00	14.82	65,785.00	14.82
Promo/Move-In Incentives	2,095.00	0.47	2,095.00	0.47
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	135.31	0.03	135.31	0.03
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	4,433.76	1.00	4,433.76	1.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	-100.00	-0.02	-100.00	-0.02
Credit Check Fees Paid	14.45	0.00	14.45	0.00
TOTAL RENTING EXPENSE	72,363.52	16.31	72,363.52	16.31
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	0.00	0.00	0.00	0.00
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	121.00	0.03	121.00	0.03
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	658.50	0.15	658.50	0.15
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	779.50	0.18	779.50	0.18
MANAGEMENT EXPENSES				
Manager - Apartment Unit	4,498.20	1.01	4,498.20	1.01
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	5,700.00	1.28	5,700.00	1.28
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	10,246.52	2.31	10,246.52	2.31
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	26,412.60	5.95	26,412.60	5.95
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	46,857.32	10.56	46,857.32	10.56
UTILITIES EXPENSE				
Gas & Electricity	6,766.54	1.52	6,766.54	1.52
Utilities Credits or rebates	-568.90	-0.13	-568.90	-0.13
Sewer	0.00	0.00	0.00	0.00
Water	4,768.38	1.07	4,768.38	1.07
Garbage & Trash Removal	17,991.72	4.05	17,991.72	4.05
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	0.00	0.00	0.00	0.00
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	28,957.74	6.53	28,957.74	6.53
REPAIRS & MAINTENANCE				
R&M Unit	4,065.02	0.92	4,065.02	0.92
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	285.25	0.06	285.25	0.06
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	1,175.00	0.26	1,175.00	0.26
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	1,254.24	0.28	1,254.24	0.28
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	3,819.61	0.86	3,819.61	0.86
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	2,151.39	0.48	2,151.39	0.48
R&M - Electrical Supplies	1,031.02	0.23	1,031.02	0.23
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	0.00	0.00	0.00	0.00
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	7.16	0.00	7.16	0.00
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	13,788.69	3.11	13,788.69	3.11

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	524.24	0.12	524.24	0.12
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	1,110.00	0.25	1,110.00	0.25
Contract - Electrical & Lighting	1,440.00	0.32	1,440.00	0.32
Contract - HVAC Maint.	1,520.00	0.34	1,520.00	0.34
Contract R&M	3,290.00	0.74	3,290.00	0.74
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	0.00	0.00	0.00	0.00
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	2,400.00	0.54	2,400.00	0.54
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	10,284.24	2.32	10,284.24	2.32
TAXES				
Real Estate Taxes	103,769.84	23.38	103,769.84	23.38
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	103,769.84	23.38	103,769.84	23.38
INSURANCE EXPENSE				
Package Insurance	10,862.41	2.45	10,862.41	2.45
Earthquake Insurance	5,439.23	1.23	5,439.23	1.23
Umbrella Insurance	2,295.81	0.52	2,295.81	0.52
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	18,597.45	4.19	18,597.45	4.19
TOTAL OPERATING EXPENSES	295,398.30	66.57	295,398.30	66.57
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	-25.00	-0.01	-25.00	-0.01
Late Charges	-225.00	-0.05	-225.00	-0.05
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	-2,250.00	-0.51	-2,250.00	-0.51
Miscellaneous Income	-1,396.50	-0.31	-1,396.50	-0.31
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-3,896.50	-0.88	-3,896.50	-0.88
NET OPERATING INCOME	152,245.27	34.31	152,245.27	34.31
DEBT SERVICE EXPENSE				
Mortgage Interest	123,824.97	27.90	123,824.97	27.90
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	123,824.97	27.90	123,824.97	27.90
NET INC.BEFORE DEP.& TAX	28,420.30	6.40	28,420.30	6.40
DEPREC. & AMORT. EXPENSES				
Building Depreciation	175,778.60	39.61	175,778.60	39.61
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	18,999.96	4.28	18,999.96	4.28
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	10,504.48	2.37	10,504.48	2.37
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	26,272.84	5.92	26,272.84	5.92

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	231,555.88	52.18	231,555.88	52.18
NET INC.(LOSS) BEF.TAXES	-203,135.58	-45.78	-203,135.58	-45.78
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	2,783.61	0.63	2,783.61	0.63
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	2,783.61	0.63	2,783.61	0.63
NET INCOME (LOSS)BK	-205,919.19	-46.40	-205,919.19	-46.40
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00
Adjustments				
Outside Management Income	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0.00
Period to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	661.94	7,293.89	6,631.95	
1015 -Reserve Account	3,025.50	2,025.50	-1,000.00	
Total Cash	3,687.44	9,319.39	5,631.95	
Year to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	661.94	7,293.89	6,631.95	
1015 -Reserve Account	3,025.50	2,025.50	-1,000.00	
Total Cash	3,687.44	9,319.39	5,631.95	

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	268,025.00	99.12	268,025.00	99.12
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	926.33	0.34	926.33	0.34
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	1,445.21	0.53	1,445.21	0.53
Commercial Recovery Income	0.00	0.00	0.00	0.00
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	270,396.54	100.00	270,396.54	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	22,168.00	8.20	22,168.00	8.20
Promo/Move-In Incentives	9,795.00	3.62	9,795.00	3.62
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	0.00	0.00	0.00	0.00
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	243.29	0.09	243.29	0.09

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	-125.00	-0.05	-125.00	-0.05
Credit Check Fees Paid	187.85	0.07	187.85	0.07
TOTAL RENTING EXPENSE	32,269.14	11.93	32,269.14	11.93
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	0.00	0.00	0.00	0.00
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	65.50	0.02	65.50	0.02
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	25.00	0.01	25.00	0.01
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	757.10	0.28	757.10	0.28
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	847.60	0.31	847.60	0.31
MANAGEMENT EXPENSES				
Manager - Apartment Unit	2,623.95	0.97	2,623.95	0.97
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	2,666.67	0.99	2,666.67	0.99
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	8,335.65	3.08	8,335.65	3.08
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	16,148.70	5.97	16,148.70	5.97
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	29,774.97	11.01	29,774.97	11.01
UTILITIES EXPENSE				
Gas & Electricity	4,200.80	1.55	4,200.80	1.55
Utilities Credits or rebates	-632.16	-0.23	-632.16	-0.23
Sewer	0.00	0.00	0.00	0.00
Water	3,806.32	1.41	3,806.32	1.41
Garbage & Trash Removal	11,314.48	4.18	11,314.48	4.18
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	0.00	0.00	0.00	0.00
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	18,689.44	6.91	18,689.44	6.91
REPAIRS & MAINTENANCE				
R&M Unit	1,056.84	0.39	1,056.84	0.39
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	184.26	0.07	184.26	0.07
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	2,023.23	0.75	2,023.23	0.75
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	0.00	0.00	0.00	0.00
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	0.00	0.00	0.00	0.00
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	345.39	0.13	345.39	0.13
R&M - Electrical Supplies	0.00	0.00	0.00	0.00
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	0.00	0.00	0.00	0.00
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

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	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	79.52	0.03	79.52	0.03
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	28.01	0.01	28.01	0.01
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	3,717.25	1.37	3,717.25	1.37

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	146.67	0.05	146.67	0.05
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	0.00	0.00	0.00	0.00
Contract R&M	1,190.00	0.44	1,190.00	0.44
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	25.00	0.01	25.00	0.01
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	630.24	0.23	630.24	0.23
Contract - Landscaping	800.00	0.30	800.00	0.30
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	2,791.91	1.03	2,791.91	1.03
TAXES				
Real Estate Taxes	53,890.90	19.93	53,890.90	19.93
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	53,890.90	19.93	53,890.90	19.93
INSURANCE EXPENSE				
Package Insurance	6,847.19	2.53	6,847.19	2.53
Earthquake Insurance	3,417.19	1.26	3,417.19	1.26
Umbrella Insurance	1,368.50	0.51	1,368.50	0.51
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	11,632.88	4.30	11,632.88	4.30
TOTAL OPERATING EXPENSES	153,614.09	56.81	153,614.09	56.81
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	-150.00	-0.06	-150.00	-0.06
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	-3,428.00	-1.27	-3,428.00	-1.27
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-3,578.00	-1.32	-3,578.00	-1.32
NET OPERATING INCOME	120,360.45	44.51	120,360.45	44.51
DEBT SERVICE EXPENSE				
Mortgage Interest	72,231.23	26.71	72,231.23	26.71
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	72,231.23	26.71	72,231.23	26.71
NET INC.BEFORE DEP.& TAX	48,129.22	17.80	48,129.22	17.80
DEPREC. & AMORT. EXPENSES				
Building Depreciation	102,537.54	37.92	102,537.54	37.92
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	11,083.31	4.10	11,083.31	4.10
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	5,756.03	2.13	5,756.03	2.13
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	8,311.24	3.07	8,311.24	3.07

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	127,688.12	47.22	127,688.12	47.22
NET INC.(LOSS) BEF.TAXES	-79,558.90	-29.42	-79,558.90	-29.42
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	1,700.00	0.63	1,700.00	0.63
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	1,700.00	0.63	1,700.00	0.63
NET INCOME (LOSS)BK	-81,258.90	-30.05	-81,258.90	-30.05
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00
Adjustments				
Outside Management Income	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0.00
Period to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	7,293.89	12,013.42	4,719.53	
1015 -Reserve Account	2,025.50	25.50	-2,000.00	
Total Cash	9,319.39	12,038.92	2,719.53	
Year to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	7,293.89	12,013.42	4,719.53	
1015 -Reserve Account	2,025.50	25.50	-2,000.00	
Total Cash	9,319.39	12,038.92	2,719.53	

Exhibit A-4: Statement of Changes in Shareholders'/Partners' Equity (*Deficit*) for Professional Investors 41, LLC
for period ending **9/2/2020**

[Provide a statement of changes in shareholders'/partners equity (*deficit*) for the following periods:

(i) For the initial report:

a.the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b.the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The Debtor's professionals are in the process of conducting a forensic review of the Debtor's and controlled entities' records necessary to determine changes in the shareholders'/partners' equity ownership for the controlled entities. The Debtor will submit an updated report to the Court once this information is available.

Exhibit B: Description of Operations for Professional Investors 41, LLC

[Describe the nature and extent of the Debtor's interest in the Controlled Non-Debtor Entity.

Describe the business conducted and intended to be conducted by the Controlled Non-Debtor Entity, focusing on the entity's dominant business segments.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

The Controlled Non-Debtor Entity owns a residential property which is operated by PFI. The units are leased as residences to tenants.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

 Exhibit C: Description of Intercompany Claims

[List and describe the Controlled Non-Debtor Entity's claims against any other Controlled Non-Debtor Entity, together with the basis for such claims and whether each claim is contingent, unliquidated or disputed.]

Describe the source of this information.]

The source of this information is derived for the companies' Accounting System.

The companies' books show no intercompany claim.

Exhibit D: Allocation of Tax Liabilities and Assets

[Describe how income, losses, tax payments, tax refunds, or other tax attributes relating to federal, state, or local taxes have been allocated between or among the Controlled Non-Debtor Entity and one or more other Controlled Non-Debtor Entities.

Include a copy of each tax sharing or tax allocation agreement to which the entity is a party with any other Controlled Non-Debtor Entity.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System and conversations with the remaining employees of the company.

Tax liabilities are not allocated among or between any other Controlled Non-Debtor Entity.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit E: Description of Controlled Non-Debtor Entity's payments of Administrative Expenses, or Professional Fees otherwise payable by a Debtor

[Describe any payment made, or obligations incurred (or claims purchased), by the Controlled Non-Debtor Entity in connection with any claims, administrative expenses, or professional fees that have been or could be asserted against any Debtor.

Describe the source of this information.]

Based on a review of the Non-Debtor Entity's Accounting System records and conversations with current employees, the Debtor is not aware of any payments made or obligations incurred by the Controlled Non-Debtor Entity that would otherwise be payable by Debtor.



Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

 Exhibit A: Financial Statements for Professional Investors 42, LLC

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit A-1: Balance Sheet for Professional Investors 42, LLC as of 9/2/2020

[Provide a balance sheet dated as of the end of the most recent 3-month period of the current fiscal year and as of the end of the preceding fiscal year.]

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.



Balance Sheet

Period = Dec 2019

Book = Accrual

Current Balance**ASSETS****CURRENT ASSETS****CASH**

1010 - Checking	22,616.28
461 Bank Acct	0.00
501 Bank Acct	0.00
1015 -Reserve Account	508,035.81
1020 OLD Clearing	0.00
PFI First Community Clearing	0.00
PISF Inc. Transfer	0.00
PFI Cash - Transfer	0.00
Money Market	0.00
Escrow Account	0.00
Fremont Checking Account	0.00
Interest Cash	0.00
Petty Cash	0.00
Cash Hammondale	0.00
Cash 461	0.00
Cash 501	0.00
TOTAL CASH	530,652.09

RECEIVABLES

Property Receivables	0.00
Loan Receivables	0.00
Other Receivables	0.00
Officer - Due to/from	0.00

ACCOUNTS RECEIVABLES

A/R Rent Due	12,760.54
A/R Other - Melissa B	0.00
A/R Other - People home equity	0.00
A/R Collections	0.00
A/R Security Deposits	0.00
TOTAL ACCOUNTS RECEIVABLES	12,760.54

RESERVES & PREPAIDS

Reserve - Insurance	11,713.77
Reserve - Improvements	3,142.80
Prepaid Maint. Contract	3,956.70
Prepaid - Leasing Comm.	0.00
Prepaid - Leasing Comm.	0.00
Prepaid Mortgage Interest	0.00
Prepaid Taxes	0.00
TOTAL RESERVES & PREPAIDS	18,813.27
TOTAL CURRENT ASSETS	562,225.90

Balance Sheet

Period = Dec 2019

Book = Accrual

Current Balance**FIXED ASSETS**

Land - Hammondale	0.00
Land	3,695,000.00
Land - 501	0.00
Land - PI 20 LLC	0.00
Land - 200 Gate 5	0.00
Land - Duffy	0.00
Land - 49 Ignacio	0.00
Land - 350 Ignacio Suite 200	0.00
Land - PI 21 LLC	0.00
Land 30 Clay Court	0.00
Land - 690 DeLong	0.00
Building	16,030,000.00
Fixtures & Appliances	0.00
Improvements	0.00
Additional basis	0.00
Accum Depreciation	-720,925.97
Building - 501	0.00
Accum Depreciation Building - 501	0.00
Building - PI 20	0.00
A/D Building PI 20	0.00
Building - 200 Gate 5	0.00
Open	0.00
Accum Depreciation Gate 5	0.00
Buidling Duffy Place	0.00
Accum Depreciation Duffy Place	0.00
Building 49 Ignacio	0.00
Accum Depreciation 49 Ignacio	0.00
Building - Hammondale	0.00
Accum Depr Hammondale	0.00
350 Ignacio #200	0.00
A/D 350 Ignacio #200	0.00
350 Ignacio #101	0.00
A/D 350 Ignacio #101	0.00
Building - 30 Clay Ct.	0.00
A/D 30 Clay Ct.	0.00
Building 690 DeLong	0.00
A/D Building 690 DeLong	0.00
350 Ignacio #103	0.00
A/D 350 Ingacio #103	0.00
350 Ignacio #201	0.00
350 Ignacio # 203	0.00
A/D 350 Ignacio #203	0.00
350 Ignacio #100	0.00
A/D Ignacio #100	0.00
350 Ignacio #300	0.00
A/D 350 Ignacio #300	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Furniture and Fixtures	0.00
A/D Furn. & Fixt.	0.00
Furniture & Fixt Hamm	0.00
Furniture & Fixt Gate	0.00
A/D Furn./Fixt. Hamm	0.00
A/D Furn./Fixt. Gate	0.00
Computers	0.00
A/D Computers	0.00
A/V Equipment	0.00
Vehicles	0.00
A/D Vehicles	0.00
Tenant Imp. 350 Ignacio	0.00
A/D Tenant Imp.	0.00
Acum. Gain (Loss) Gate	0.00
Accum. Gain (Loss) Hamm	0.00
Accum. Gain (Loss) 501	0.00
Accum Gain Loss - 461	0.00
Accum Depreciation Fixed Assets	0.00
NET FIXED ASSETS	19,004,074.03
 ACQUISITION ASSETS	
Closing Costs	19,692.22
A/A Closing Costs	-1,683.10
Syndication Costs	0.00
Loan Fees	380,725.50
Accum Amort Loan Fees	-54,609.31
Personal Property	250,000.00
Accum Depreciation Personal Property	-70,833.39
Organization Costs	92,987.99
Accum Amort Organization Costs	-558.21
NET ACQUISITION ASSETS	615,721.70
 CAPITALIZED IMPROVEMENTS	
Improvements Prior 2000	0.00
2001 Bathroom Improvements	0.00
2001 Kitchen Improvements	0.00
2001 Floor Improvements	0.00
2001 Window Improvements	0.00
2001 Building Improvements	0.00
2001 Roof Improvements	0.00
2001 Other Improvements	0.00
2002 Bathroom Improvements	0.00
2002 Kitchen Improvements	0.00
2002 Floor Improvements	0.00
2002 Window Improvements	0.00
2002 Building Improvements	0.00
2002 Roof Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2002 Other Improvements	0.00
2002 Improvement Salaries	0.00
2003 Bathroom Improvements	0.00
2003 Kitchen Improvements	0.00
2003 Floor Improvements	0.00
2003 Window Improvements	0.00
461-2003 Windows Improvements	0.00
501-2003 Window Improvement	0.00
2003 Building Improvements	0.00
461-2003 Building Improvements	0.00
501-2003 Building Improvements	0.00
2003 Roof Improvements	0.00
2003 Other Improvements	0.00
461-2003 Other Improvements	0.00
501-2003 Other Improvements	0.00
2004 Bathroom Improvements	0.00
2004 Kitchen Improvements	0.00
2004 Floor Improvements	0.00
461-2004 Floor Improvements	0.00
501-2004 Floor Improvements	0.00
2004 Window Improvements	0.00
461-2004 Window Improvements	0.00
501-2004 Window Improvements	0.00
2004 Building Improvements	0.00
2004 Roof Improvements	0.00
2004 Other Improvements	0.00
461-2004 Other Improvements	0.00
501-2004 Other Improvements	0.00
2005 Bathroom Improvements	0.00
2005 Kitchen Improvements	0.00
461-2005 Kitchen Improvements	0.00
501-2005 Kitchen Improvements	0.00
2005 Floor Improvements	0.00
461-2005 Floor Improvements	0.00
501-2005 Floor Improvements	0.00
2005 Window Improvements	0.00
2005 Building Improvements	0.00
2005 Roof Improvements	0.00
2005 Other Improvements	0.00
461-2005 Other Improvements	0.00
501-2005 Other Improvements	0.00
2005 Improvement Salaries	0.00
2006 Bathroom Improvements	0.00
2006 Kitchen Improvements	0.00
461-2006 Kitchen Improvements	0.00
501-2006 Kitchen Improvements	0.00
2006 Floor Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
461-2006 Floor Improvements	0.00
501-2006 Floor Improvements	0.00
2006 Window Improvements	0.00
2006 Building Improvements	0.00
461-2006 Building Improvements	0.00
501-2006 Building Improvements	0.00
2006 Roof Improvements	0.00
2006 Other Improvements	0.00
2007 Bathroom Improvements	0.00
461-2007 Bathroom Improvements	0.00
501-2007 Bathroom Improvements	0.00
2007 Kitchen Improvements	0.00
2007 Floor Improvements	0.00
461-2007 Floor Improvements	0.00
501-2007 Floor Improvements	0.00
2007 Window Improvements	0.00
2007 Building Improvements	0.00
461-2007 Building Improvements	0.00
501-2007 Building Improvements	0.00
2007 Roof Improvements	0.00
2007 Other Improvements	0.00
461-2007 Other Improvements	0.00
501-2007 Other Improvements	0.00
2008 Bathroom Improvements	0.00
461-2008 Bathrooms Improvements	0.00
501-2008 Bathroom Improvements	0.00
2008 Kitchen Improvements	0.00
461-2008 Kitchen Improvements	0.00
501-2008 Kitchen Improvements	0.00
2008 Floor Improvements	0.00
461-2008 Floor Improvements	0.00
501-2008 Floor Improvements	0.00
2008 Window Improvements	0.00
2008 Building Improvements	0.00
2008 Roof Improvements	0.00
2008 Other Improvements	0.00
461-2008 Other Improvements	0.00
501-2008 Other Improvements	0.00
2009 Bathroom Improvements	0.00
2009 Kitchen Improvements	0.00
2009 Floor Improvements	0.00
2009 Window Improvements	0.00
2009 Building Improvements	0.00
2009 Roof Improvements	0.00
2009 Other Improvements	0.00
461-2009 Other Improvements	0.00
501-2009 Other Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2010 Other Improvements	0.00
2011 Other Improvements	0.00
2012 Other Improvements	0.00
2013 Other Improvements	0.00
2013-Roof Improvement	0.00
2014 Other Improvements	0.00
2014 T/O Misc. Expense	0.00
2014 T/O Materials	0.00
2014 T/O Outside Vendor	0.00
2014 - Roof	0.00
2015 Other Improvements	0.00
T/O Misc. Exp.	0.00
2015 T/O Materiales	0.00
T/O Outside Vendor	0.00
2016 Other Improvements	0.00
2016 T/O Misc. Exp.	0.00
2016 T/O Materials	0.00
2016 T/O outside vendors	0.00
2016 Hills Assessments	0.00
2017 Other Improvements	0.00
2017 T/O Misc. Exp.	0.00
2017 T/O Materials	0.00
2017 T/O Outside Vendor	0.00
2017 Hills Assessments	0.00
2018 Other Improvements	50,426.59
2018 T/O Misc. Exp.	0.00
2018 T/O Materials	883.43
2018 T/O Outside Vendor	0.00
2018 Hills Assessments	0.00
2019 Other Improvements	170,362.23
2019 T/O Misc. Exp.	0.00
2019 T/O Materials	962.33
2019 T/O Outside Vendor	23,870.87
2019 Hills Assessments	0.00
2020 Other Improvements	0.00
2020 T/O Misc. Exp.	0.00
2020 T/O Materials	0.00
2020 T/O Outside Vendor	0.00
2020 Hills Assessments	0.00
TOTAL CAPITAL IMPROVEMENTS	246,505.45
Accum Deprec - Capital Improvements	70,327.30
NET CAPITALIZED IMPROVEMENTS	176,178.15
 OTHER ASSETS	
Security Deposits	0.00
Investment - LLC 21	0.00
Investment - LLC 24	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Investment - LLC 27	0.00
Investment - LLC 28	0.00
Investment - LLC 29	0.00
Investment - LLC 25	0.00
Investment - LLC 26	0.00
Investment - LLC 31	0.00
Investment - LLC 34	0.00
Investment - LLC 35	0.00
Investment - LLC 36	0.00
Investment LLC 37	0.00
Investment LLC 38	0.00
Investment - LLC 39	0.00
Investment - LLC 40	0.00
Investment - LLC 41	0.00
Investment - LLC 42	0.00
Investment - LLC 43	0.00
	0.00
investment - LLC 45	0.00
<i>Investment in 48</i>	<i>0.00</i>
BofA Teller Rental	0.00
Investment - 16914	0.00
Investment - Rafael Gardens	0.00
Investment - 1129 3rd Street	0.00
LP Units	0.00
Investment - US Performing Arts	0.00
Investment - Marin CoWork	0.00
Limited Liability Companies	0.00
LONG TERM RECEIVABLES	
PISF I	0.00
Duffy Due to/from	0.00
PISF III	0.00
PISF IV	0.00
PISF VI	0.00
PISF VII	0.00
PISF IX	0.00
PISF XI	0.00
PISF XII	0.00
PISF XIII	0.00
PISF XIV	0.00
PISF XV	0.00
PISF XVI	0.00
PISF XVII	0.00
PISF XVIII	0.00
461 Due To/From	0.00
501 Due/To From	0.00
Hammondale Due To/From	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
21 Due/to From	0.00
In process Lease litigation	0.00
LLC 20	0.00
LLC 21	0.00
LLC 22	0.00
LLC 23	0.00
LLC 24	0.00
LLC 25	0.00
LLC 26	0.00
LLC 27	0.00
LLC 28	0.00
LLC 29	0.00
LLC 30	0.00
LLC 30	0.00
LLC 31	0.00
LLC 32	0.00
LLC 33	0.00
LLC 34	0.00
LLC 35	0.00
LLC 36	0.00
LLC 37	0.00
LLC 38	0.00
LLC 39	0.00
LLC 40	0.00
LLC 41	0.00
LLC 42	0.00
LLC 43	0.00
LLC 44	0.00
LLC 45	0.00
LLC 46	0.00
LLC 47	0.00
LLC 48	0.00
Due to/from LLC 49	0.00
PI LLC 50	0.00
PI 51 LLC	0.00
Due to/from Gate 5	0.00
PV 1 Due to/from	0.00
885 Due to/from	0.00
107 Due to/from	0.00
481 Due to/from	0.00
515 Due to/from	0.00
300 Due to/From PISF	0.00
Paul Drive Due to/from	0.00
353 BMK due to/from	0.00
49 Ignacio due to/from	0.00
Due To/From GP	-148,700.00
Due To/From 16914	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Due To/From PISF, Inc.	0.00
Due To/From PIM	0.00
Note Receivable	0.00
7200 Redwood Due to/From	0.00
355 Due to / from	0.00
Due to/from 350 Ignacio Assoc.	0.00
1222 Due to/from	0.00
419 Prospect due to/from	0.00
TOTAL LONG TERM RECEIVABLES	-148,700.00
TOTAL ASSETS	20,209,499.78
LIABILITIES & EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	9,174.04
Deferred Revenue	0.00
Unearned Rent	19,363.77
FTB Taxes Payable	0.00
PPP Loan	0.00
Property Tax Payable	0.00
Insurance Payable	0.00
Accrued Expenses	0.00
TOTAL CURRENT LIABILITIES	28,537.81
LONG TERM LIABILITIES	
Notes Payable	0.00
Notes Payable LLC 48	0.00
Deed of Trust Payable	0.00
Accrued Interest	0.00
Security Deposits Liability	134,080.14
Security Deposit Clearing	0.00
Pet Deposit Payable	0.00
Unearned Income	0.00
Mortgage Payable	11,865,000.00
1st Mortgage 461	0.00
2nd Mortgage 461	0.00
1st Mortgage 501	0.00
1st Deed 350, Suite 201	0.00
2nd Deed 350, Suite 201	0.00
1st Deed 350, Suite 200	0.00
First Mortgage 350 Suite 203	0.00
1st Deed 350 Suites 101, 103	0.00
Other Liabilities	1,148.00
Accum K-1 Losses	0.00
1st Mortgage Gate 5	0.00
2nd Deed Gate 5	0.00
1st Mortgage Duffy Place	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2nd Deed Duffy Place	0.00
1st Mortgage 49 Ignacio	0.00
2nd Deed 49 Ignacio	0.00
TOTAL LONG TERM LIABILITIES	12,000,228.14
TOTAL LIABILITIES	12,028,765.95
EQUITY	
Common Stock	0.00
Capital Contributions	9,400,000.00
Capital Receivable	0.00
Less: Repurchased Units	0.00
TIC Ownership	0.00
L.P. Distributions	0.00
G.P. Distributions	0.00
Premium on Repurch Units	0.00
Previous Period Adjmts	0.00
Member Distribution	-812,451.39
Dist. 38 to 20	0.00
Dist. 38 to 21	0.00
Dist. 37 to 22	0.00
Inter Co. PFI - PV1	0.00
Inter Co PFI - Gate 5	0.00
Inter Co PFI - Duffy	0.00
Inter Co PFI - Hamm	0.00
Inter Co PFI - 107	0.00
Inter Co PFI - 461	0.00
Inter Co PFI - 501	0.00
Inter Co PFI - 49	0.00
Inter Co PFI - 885	0.00
Inter Co. PFI - 515	0.00
Inter-Co PFI - 355	0.00
InterCo PFI - 7200	0.00
InterCo PFI-117	0.00
InterCo PFI - 7 Merry	0.00
InterCo PFI - 16914	0.00
InterCo PFI - Paul	0.00
InterCo PFI - 353	0.00
InterCo PFI - 1506	0.00
InterCo PFI - 1222	0.00
InterCo PFI - 419	0.00
Inter Co PFI - 19 Merrydale	0.00
Inter Co PFI - 1129	0.00
Inter Co PFI - 1315	0.00
Inter-Co. PFI - 1732	0.00
Inter-Co PFI-390	0.00
Inter Co PFI-santaland	0.00
Retained Earnings	-495.06

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Retained Earnings - Owned Properties	0.00
K1-Losses	0.00
Net Income (Loss) Current	-406,319.72
Appliance Depreciation	0.00
TOTAL EQUITY	8,180,733.83
TOTAL LIABILITIES & EQUITY	20,209,499.78
Total of All	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

Current Balance**ASSETS****CURRENT ASSETS****CASH**

1010 - Checking	74,455.03
461 Bank Acct	0.00
501 Bank Acct	0.00
1015 -Reserve Account	186,335.81
1020 OLD Clearing	0.00
PFI First Community Clearing	0.00
PISF Inc. Transfer	0.00
PFI Cash - Transfer	0.00
Money Market	0.00
Escrow Account	0.00
Fremont Checking Account	0.00
Interest Cash	0.00
Petty Cash	0.00
Cash Hammondale	0.00
Cash 461	0.00
Cash 501	0.00
TOTAL CASH	260,790.84

RECEIVABLES

Property Receivables	0.00
Loan Receivables	0.00
Other Receivables	0.00
Officer - Due to/from	0.00

ACCOUNTS RECEIVABLES

A/R Rent Due	40,993.31
A/R Other - Melissa B	0.00
A/R Other - People home equity	0.00
A/R Collections	0.00
A/R Security Deposits	0.00
TOTAL ACCOUNTS RECEIVABLES	40,993.31

RESERVES & PREPAIDS

Reserve - Insurance	870.30
Reserve - Improvements	0.00
Prepaid Maint. Contract	-1,164.46
Prepaid - Leasing Comm.	0.00
Prepaid - Leasing Comm.	0.00
Prepaid Mortgage Interest	0.00
Prepaid Taxes	0.00
TOTAL RESERVES & PREPAIDS	-294.16
TOTAL CURRENT ASSETS	301,489.99

Balance Sheet

Period = Jul 2020

Book = Accrual

Current Balance**FIXED ASSETS**

Land - Hammondale	0.00
Land	3,695,000.00
Land - 501	0.00
Land - PI 20 LLC	0.00
Land - 200 Gate 5	0.00
Land - Duffy	0.00
Land - 49 Ignacio	0.00
Land - 350 Ignacio Suite 200	0.00
Land - PI 21 LLC	0.00
Land 30 Clay Court	0.00
Land - 690 DeLong	0.00
Building	16,030,000.00
Fixtures & Appliances	0.00
Improvements	0.00
Additional basis	0.00
Accum Depreciation	-1,017,777.84
Building - 501	0.00
Accum Depreciation Building - 501	0.00
Building - PI 20	0.00
A/D Building PI 20	0.00
Building - 200 Gate 5	0.00
Open	0.00
Accum Depreciation Gate 5	0.00
Buidling Duffy Place	0.00
Accum Depreciation Duffy Place	0.00
Building 49 Ignacio	0.00
Accum Depreciation 49 Ignacio	0.00
Building - Hammondale	0.00
Accum Depr Hammondale	0.00
350 Ignacio #200	0.00
A/D 350 Ignacio #200	0.00
350 Ignacio #101	0.00
A/D 350 Ignacio #101	0.00
Building - 30 Clay Ct.	0.00
A/D 30 Clay Ct.	0.00
Building 690 DeLong	0.00
A/D Building 690 DeLong	0.00
350 Ignacio #103	0.00
A/D 350 Ingacio #103	0.00
350 Ignacio #201	0.00
350 Ignacio # 203	0.00
A/D 350 Ignacio #203	0.00
350 Ignacio #100	0.00
A/D Ignacio #100	0.00
350 Ignacio #300	0.00
A/D 350 Ignacio #300	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Furniture and Fixtures	0.00
A/D Furn. & Fixt.	0.00
Furniture & Fixt Hamm	0.00
Furniture & Fixt Gate	0.00
A/D Furn./Fixt. Hamm	0.00
A/D Furn./Fixt. Gate	0.00
Computers	0.00
A/D Computers	0.00
A/V Equipment	0.00
Vehicles	0.00
A/D Vehicles	0.00
Tenant Imp. 350 Ignacio	0.00
A/D Tenant Imp.	0.00
Acum. Gain (Loss) Gate	0.00
Accum. Gain (Loss) Hamm	0.00
Accum. Gain (Loss) 501	0.00
Accum Gain Loss - 461	0.00
Accum Depreciation Fixed Assets	0.00
NET FIXED ASSETS	18,707,222.16
 ACQUISITION ASSETS	
Closing Costs	19,692.22
A/A Closing Costs	-2,861.27
Syndication Costs	0.00
Loan Fees	380,725.50
Accum Amort Loan Fees	-78,388.59
Personal Property	250,000.00
Accum Depreciation Personal Property	-100,000.08
Organization Costs	92,987.99
Accum Amort Organization Costs	0.00
NET ACQUISITION ASSETS	562,155.77
 CAPITALIZED IMPROVEMENTS	
Improvements Prior 2000	0.00
2001 Bathroom Improvements	0.00
2001 Kitchen Improvements	0.00
2001 Floor Improvements	0.00
2001 Window Improvements	0.00
2001 Building Improvements	0.00
2001 Roof Improvements	0.00
2001 Other Improvements	0.00
2002 Bathroom Improvements	0.00
2002 Kitchen Improvements	0.00
2002 Floor Improvements	0.00
2002 Window Improvements	0.00
2002 Building Improvements	0.00
2002 Roof Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2002 Other Improvements	0.00
2002 Improvement Salaries	0.00
2003 Bathroom Improvements	0.00
2003 Kitchen Improvements	0.00
2003 Floor Improvements	0.00
2003 Window Improvements	0.00
461-2003 Windows Improvements	0.00
501-2003 Window Improvement	0.00
2003 Building Improvements	0.00
461-2003 Building Improvements	0.00
501-2003 Building Improvements	0.00
2003 Roof Improvements	0.00
2003 Other Improvements	0.00
461-2003 Other Improvements	0.00
501-2003 Other Improvements	0.00
2004 Bathroom Improvements	0.00
2004 Kitchen Improvements	0.00
2004 Floor Improvements	0.00
461-2004 Floor Improvements	0.00
501-2004 Floor Improvements	0.00
2004 Window Improvements	0.00
461-2004 Window Improvements	0.00
501-2004 Window Improvements	0.00
2004 Building Improvements	0.00
2004 Roof Improvements	0.00
2004 Other Improvements	0.00
461-2004 Other Improvements	0.00
501-2004 Other Improvements	0.00
2005 Bathroom Improvements	0.00
2005 Kitchen Improvements	0.00
461-2005 Kitchen Improvements	0.00
501-2005 Kitchen Improvements	0.00
2005 Floor Improvements	0.00
461-2005 Floor Improvements	0.00
501-2005 Floor Improvements	0.00
2005 Window Improvements	0.00
2005 Building Improvements	0.00
2005 Roof Improvements	0.00
2005 Other Improvements	0.00
461-2005 Other Improvements	0.00
501-2005 Other Improvements	0.00
2005 Improvement Salaries	0.00
2006 Bathroom Improvements	0.00
2006 Kitchen Improvements	0.00
461-2006 Kitchen Improvements	0.00
501-2006 Kitchen Improvements	0.00
2006 Floor Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
461-2006 Floor Improvements	0.00
501-2006 Floor Improvements	0.00
2006 Window Improvements	0.00
2006 Building Improvements	0.00
461-2006 Building Improvements	0.00
501-2006 Building Improvements	0.00
2006 Roof Improvements	0.00
2006 Other Improvements	0.00
2007 Bathroom Improvements	0.00
461-2007 Bathroom Improvements	0.00
501-2007 Bathroom Improvements	0.00
2007 Kitchen Improvements	0.00
2007 Floor Improvements	0.00
461-2007 Floor Improvements	0.00
501-2007 Floor Improvements	0.00
2007 Window Improvements	0.00
2007 Building Improvements	0.00
461-2007 Building Improvements	0.00
501-2007 Building Improvements	0.00
2007 Roof Improvements	0.00
2007 Other Improvements	0.00
461-2007 Other Improvements	0.00
501-2007 Other Improvements	0.00
2008 Bathroom Improvements	0.00
461-2008 Bathrooms Improvements	0.00
501-2008 Bathroom Improvements	0.00
2008 Kitchen Improvements	0.00
461-2008 Kitchen Improvements	0.00
501-2008 Kitchen Improvements	0.00
2008 Floor Improvements	0.00
461-2008 Floor Improvements	0.00
501-2008 Floor Improvements	0.00
2008 Window Improvements	0.00
2008 Building Improvements	0.00
2008 Roof Improvements	0.00
2008 Other Improvements	0.00
461-2008 Other Improvements	0.00
501-2008 Other Improvements	0.00
2009 Bathroom Improvements	0.00
2009 Kitchen Improvements	0.00
2009 Floor Improvements	0.00
2009 Window Improvements	0.00
2009 Building Improvements	0.00
2009 Roof Improvements	0.00
2009 Other Improvements	0.00
461-2009 Other Improvements	0.00
501-2009 Other Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2010 Other Improvements	0.00
2011 Other Improvements	0.00
2012 Other Improvements	0.00
2013 Other Improvements	0.00
2013-Roof Improvement	0.00
2014 Other Improvements	0.00
2014 T/O Misc. Expense	0.00
2014 T/O Materials	0.00
2014 T/O Outside Vendor	0.00
2014 - Roof	0.00
2015 Other Improvements	0.00
T/O Misc. Exp.	0.00
2015 T/O Materiales	0.00
T/O Outside Vendor	0.00
2016 Other Improvements	0.00
2016 T/O Misc. Exp.	0.00
2016 T/O Materials	0.00
2016 T/O outside vendors	0.00
2016 Hills Assessments	0.00
2017 Other Improvements	0.00
2017 T/O Misc. Exp.	0.00
2017 T/O Materials	0.00
2017 T/O Outside Vendor	0.00
2017 Hills Assessments	0.00
2018 Other Improvements	50,426.59
2018 T/O Misc. Exp.	0.00
2018 T/O Materials	883.43
2018 T/O Outside Vendor	0.00
2018 Hills Assessments	0.00
2019 Other Improvements	170,362.23
2019 T/O Misc. Exp.	0.00
2019 T/O Materials	962.33
2019 T/O Outside Vendor	23,870.87
2019 Hills Assessments	0.00
2020 Other Improvements	64,733.00
2020 T/O Misc. Exp.	0.00
2020 T/O Materials	437.89
2020 T/O Outside Vendor	12,574.06
2020 Hills Assessments	0.00
TOTAL CAPITAL IMPROVEMENTS	324,250.40
Accum Deprec - Capital Improvements	84,837.46
NET CAPITALIZED IMPROVEMENTS	239,412.94
 OTHER ASSETS	
Security Deposits	0.00
Investment - LLC 21	0.00
Investment - LLC 24	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Investment - LLC 27	0.00
Investment - LLC 28	0.00
Investment - LLC 29	0.00
Investment - LLC 25	0.00
Investment - LLC 26	0.00
Investment - LLC 31	0.00
Investment - LLC 34	0.00
Investment - LLC 35	0.00
Investment - LLC 36	0.00
Investment LLC 37	0.00
Investment LLC 38	0.00
Investment - LLC 39	0.00
Investment - LLC 40	0.00
Investment - LLC 41	0.00
Investment - LLC 42	0.00
Investment - LLC 43	0.00
	0.00
investment - LLC 45	0.00
<i>Investment in 48</i>	<i>0.00</i>
BofA Teller Rental	0.00
Investment - 16914	0.00
Investment - Rafael Gardens	0.00
Investment - 1129 3rd Street	0.00
LP Units	0.00
Investment - US Performing Arts	0.00
Investment - Marin CoWork	0.00
Limited Liability Companies	0.00
LONG TERM RECEIVABLES	
PISF I	0.00
Duffy Due to/from	0.00
PISF III	0.00
PISF IV	0.00
PISF VI	0.00
PISF VII	0.00
PISF IX	0.00
PISF XI	0.00
PISF XII	0.00
PISF XIII	0.00
PISF XIV	0.00
PISF XV	0.00
PISF XVI	0.00
PISF XVII	0.00
PISF XVIII	0.00
461 Due To/From	0.00
501 Due/To From	0.00
Hammondale Due To/From	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
21 Due/to From	0.00
In process Lease litigation	0.00
LLC 20	0.00
LLC 21	0.00
LLC 22	0.00
LLC 23	0.00
LLC 24	0.00
LLC 25	0.00
LLC 26	0.00
LLC 27	0.00
LLC 28	0.00
LLC 29	0.00
LLC 30	0.00
LLC 30	0.00
LLC 31	0.00
LLC 32	0.00
LLC 33	0.00
LLC 34	0.00
LLC 35	0.00
LLC 36	0.00
LLC 37	0.00
LLC 38	0.00
LLC 39	0.00
LLC 40	0.00
LLC 41	0.00
LLC 42	0.00
LLC 43	0.00
LLC 44	0.00
LLC 45	0.00
LLC 46	0.00
LLC 47	0.00
LLC 48	0.00
Due to/from LLC 49	0.00
PI LLC 50	0.00
PI 51 LLC	0.00
Due to/from Gate 5	0.00
PV 1 Due to/from	0.00
885 Due to/from	0.00
107 Due to/from	0.00
481 Due to/from	0.00
515 Due to/from	0.00
300 Due to/From PISF	0.00
Paul Drive Due to/from	0.00
353 BMK due to/from	0.00
49 Ignacio due to/from	0.00
Due To/From GP	0.00
Due To/From 16914	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Due To/From PISF, Inc.	0.00
Due To/From PIM	0.00
Note Receivable	0.00
7200 Redwood Due to/From	0.00
355 Due to / from	0.00
Due to/from 350 Ignacio Assoc.	0.00
1222 Due to/from	0.00
419 Prospect due to/from	0.00
TOTAL ASSETS	19,810,280.86
LIABILITIES & EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	345.00
Deferred Revenue	0.00
Unearned Rent	30,516.85
FTB Taxes Payable	0.00
PPP Loan	0.00
Property Tax Payable	15,557.27
Insurance Payable	0.00
Accrued Expenses	0.00
TOTAL CURRENT LIABILITIES	46,419.12
LONG TERM LIABILITIES	
Notes Payable	0.00
Notes Payable LLC 48	0.00
Deed of Trust Payable	0.00
Accrued Interest	0.00
Security Deposits Liability	130,582.34
Security Deposit Clearing	0.00
Pet Deposit Payable	0.00
Unearned Income	0.00
Mortgage Payable	11,865,000.00
1st Mortgage 461	0.00
2nd Mortgage 461	0.00
1st Mortgage 501	0.00
1st Deed 350, Suite 201	0.00
2nd Deed 350, Suite 201	0.00
1st Deed 350, Suite 200	0.00
First Mortgage 350 Suite 203	0.00
1st Deed 350 Suites 101, 103	0.00
Other Liabilities	1,148.00
Accum K-1 Losses	0.00
1st Mortgage Gate 5	0.00
2nd Deed Gate 5	0.00
1st Mortgage Duffy Place	0.00
2nd Deed Duffy Place	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
1st Mortgage 49 Ignacio	0.00
2nd Deed 49 Ignacio	0.00
TOTAL LONG TERM LIABILITIES	11,996,730.34
TOTAL LIABILITIES	12,043,149.46
EQUITY	
Common Stock	0.00
Capital Contributions	9,400,000.00
Capital Receivable	0.00
Less: Repurchased Units	0.00
TIC Ownership	0.00
L.P. Distributions	0.00
G.P. Distributions	0.00
Premium on Repurch Units	0.00
Previous Period Adjmts	0.00
Member Distribution	-1,152,052.50
Dist. 38 to 20	0.00
Dist. 38 to 21	0.00
Dist. 37 to 22	0.00
Inter Co. PFI - PV1	0.00
Inter Co PFI - Gate 5	0.00
Inter Co PFI - Duffy	0.00
Inter Co PFI - Hamm	0.00
Inter Co PFI - 107	0.00
Inter Co PFI - 461	0.00
Inter Co PFI - 501	0.00
Inter Co PFI - 49	0.00
Inter Co PFI - 885	0.00
Inter Co. PFI - 515	0.00
Inter-Co PFI - 355	0.00
InterCo PFI - 7200	0.00
InterCo PFI-117	0.00
InterCo PFI - 7 Merry	0.00
InterCo PFI - 16914	0.00
InterCo PFI - Paul	0.00
InterCo PFI - 353	0.00
InterCo PFI - 1506	0.00
InterCo PFI - 1222	0.00
InterCo PFI - 419	0.00
Inter Co PFI - 19 Merrydale	0.00
Inter Co PFI - 1129	0.00
Inter Co PFI - 1315	0.00
Inter-Co. PFI - 1732	0.00
Inter-Co PFI-390	0.00
Inter Co PFI-santaland	0.00
Retained Earnings	-406,814.78
Retained Earnings - Owned Properties	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
K1-Losses	0.00
Net Income (Loss) Current	-74,001.32
Appliance Depreciation	0.00
TOTAL EQUITY	7,767,131.40
TOTAL LIABILITIES & EQUITY	19,810,280.86
Total of All	0.00

Exhibit A-2: Statement of Income (*Loss*) for Professional Investors 42, LLC for period ending 9/2/2020

[Provide a statement of income (*loss*) for the following periods:

(i) For the initial report:

- a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and
- b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	2,071,678.22	98.66	2,071,678.22	98.66
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	25,710.87	1.22	25,710.87	1.22
Prior Year Recovery Income	-2,728.73	-0.13	-2,728.73	-0.13
Utility Income	5,211.84	0.25	5,211.84	0.25
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	2,099,872.20	100.00	2,099,872.20	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	330,290.40	15.73	330,290.40	15.73
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	559.23	0.03	559.23	0.03
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	39,687.12	1.89	39,687.12	1.89

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	370,536.75	17.65	370,536.75	17.65
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	2,231.95	0.11	2,231.95	0.11
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	5,608.77	0.27	5,608.77	0.27
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	150.00	0.01	150.00	0.01
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	25.00	0.00	25.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	700.00	0.03	700.00	0.03
Security Patrol	9,600.00	0.46	9,600.00	0.46
Auto Expense	298.58	0.01	298.58	0.01
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	18,614.30	0.89	18,614.30	0.89
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	124,286.19	5.92	124,286.19	5.92
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	458.00	0.02	458.00	0.02

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	4,485.00	0.21	4,485.00	0.21
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	2,631.32	0.13	2,631.32	0.13
TOTAL MANAGEMENT E...	131,860.51	6.28	131,860.51	6.28
UTILITIES EXPENSE				
Gas & Electricity	136,694.40	6.51	136,694.40	6.51
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	12,833.49	0.61	12,833.49	0.61
Garbage & Trash Removal	18,164.58	0.86	18,164.58	0.86
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	5,540.17	0.26	5,540.17	0.26
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	173,232.64	8.25	173,232.64	8.25
REPAIRS & MAINTENANCE				
R&M Unit	0.00	0.00	0.00	0.00
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	1,380.00	0.07	1,380.00	0.07
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	0.00	0.00	0.00	0.00
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	2,160.52	0.10	2,160.52	0.10
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	248.00	0.01	248.00	0.01
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	6,763.89	0.32	6,763.89	0.32
R&M - Electrical Supplies	1,939.96	0.09	1,939.96	0.09
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	5,439.32	0.26	5,439.32	0.26
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	57.39	0.00	57.39	0.00
Miscellaneous Expense	-1,318.00	-0.06	-1,318.00	-0.06
Locks & Keys	2,978.23	0.14	2,978.23	0.14
R&M - Painting Supplies	65.01	0.00	65.01	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	19,714.32	0.94	19,714.32	0.94

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	1,498.02	0.07	1,498.02	0.07
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	8,371.78	0.40	8,371.78	0.40
Contract - Electrical & Lighting	4,049.50	0.19	4,049.50	0.19
Contract - HVAC Maint.	29,595.12	1.41	29,595.12	1.41
Contract R&M	27,975.20	1.33	27,975.20	1.33
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	80,057.61	3.81	80,057.61	3.81
Contract - Painting	550.50	0.03	550.50	0.03
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	19,574.00	0.93	19,574.00	0.93
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	23,677.20	1.13	23,677.20	1.13
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	195,348.93	9.30	195,348.93	9.30
TAXES				
Real Estate Taxes	259,466.61	12.36	259,466.61	12.36
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	259,466.61	12.36	259,466.61	12.36
INSURANCE EXPENSE				
Package Insurance	8,745.04	0.42	8,745.04	0.42
Earthquake Insurance	28,889.65	1.38	28,889.65	1.38
Umbrella Insurance	3,750.00	0.18	3,750.00	0.18
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	41,384.69	1.97	41,384.69	1.97
TOTAL OPERATING EXPENSES	1,210,158.75	57.63	1,210,158.75	57.63
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	-50.00	0.00	-50.00	0.00
Late Charges	-4,982.41	-0.24	-4,982.41	-0.24
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	-658.57	-0.03	-658.57	-0.03
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	-10.92	0.00	-10.92	0.00
TOTAL OTHER INCOME	-5,701.90	-0.27	-5,701.90	-0.27
NET OPERATING INCOME	895,415.35	42.64	895,415.35	42.64
DEBT SERVICE EXPENSE				
Mortgage Interest	629,158.10	29.96	629,158.10	29.96
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	629,158.10	29.96	629,158.10	29.96
NET INC.BEFORE DEP.& TAX	266,257.25	12.68	266,257.25	12.68
DEPREC. & AMORT. EXPENSES				
Building Depreciation	508,888.92	24.23	508,888.92	24.23
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	50,000.04	2.38	50,000.04	2.38
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	69,737.56	3.32	69,737.56	3.32
Closing Cost Amortization	2,019.72	0.10	2,019.72	0.10
Loan Fee Amortization	38,072.52	1.81	38,072.52	1.81

Income Statement

Period = Jan 2019-Dec 2019

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	Period to Date	%	Year to Date	%
Org. Cost Amortization	558.21	0.03	558.21	0.03
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	669,276.97	31.87	669,276.97	31.87
NET INC.(LOSS) BEF.TAXES	-403,019.72	-19.19	-403,019.72	-19.19
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	3,300.00	0.16	3,300.00	0.16
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	3,300.00	0.16	3,300.00	0.16
NET INCOME (LOSS)BK	-406,319.72	-19.35	-406,319.72	-19.35
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	1,249,746.13	98.50	1,249,746.13	98.50
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	8,999.69	0.71	8,999.69	0.71
Prior Year Recovery Income	5,451.63	0.43	5,451.63	0.43
Utility Income	4,549.30	0.36	4,549.30	0.36
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	1,268,746.75	100.00	1,268,746.75	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	163,837.52	12.91	163,837.52	12.91
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	1,109.36	0.09	1,109.36	0.09
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	29,572.67	2.33	29,572.67	2.33

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	194,519.55	15.33	194,519.55	15.33
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	789.11	0.06	789.11	0.06
Legal	695.00	0.05	695.00	0.05
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	3,163.93	0.25	3,163.93	0.25
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	0.00	0.00	0.00	0.00
Security Patrol	4,000.00	0.32	4,000.00	0.32
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	8,648.04	0.68	8,648.04	0.68
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	74,900.79	5.90	74,900.79	5.90
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	169.72	0.01	169.72	0.01

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	2,070.00	0.16	2,070.00	0.16
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	77,140.51	6.08	77,140.51	6.08
UTILITIES EXPENSE				
Gas & Electricity	77,362.32	6.10	77,362.32	6.10
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	9,118.63	0.72	9,118.63	0.72
Garbage & Trash Removal	9,994.54	0.79	9,994.54	0.79
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	3,442.37	0.27	3,442.37	0.27
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	99,917.86	7.88	99,917.86	7.88
REPAIRS & MAINTENANCE				
R&M Unit	18,063.34	1.42	18,063.34	1.42
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	1,223.54	0.10	1,223.54	0.10
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	1,683.50	0.13	1,683.50	0.13
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	114.00	0.01	114.00	0.01
R&M - Miscellaneous	2,792.95	0.22	2,792.95	0.22
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	2,150.00	0.17	2,150.00	0.17
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	781.15	0.06	781.15	0.06
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	0.00	0.00	0.00	0.00
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	262.41	0.02	262.41	0.02
R&M - Electrical Supplies	1,724.20	0.14	1,724.20	0.14
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	4,279.69	0.34	4,279.69	0.34
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	1,608.22	0.13	1,608.22	0.13
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	1,751.13	0.14	1,751.13	0.14
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	124.09	0.01	124.09	0.01
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	36,558.22	2.88	36,558.22	2.88

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	360.00	0.03	360.00	0.03
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	6,850.00	0.54	6,850.00	0.54
Contract R&M	0.00	0.00	0.00	0.00
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	33,626.82	2.65	33,626.82	2.65
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	6,270.00	0.49	6,270.00	0.49
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	8,263.96	0.65	8,263.96	0.65
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	1,090.00	0.09	1,090.00	0.09
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	56,460.78	4.45	56,460.78	4.45
TAXES				
Real Estate Taxes	135,597.60	10.69	135,597.60	10.69
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	135,597.60	10.69	135,597.60	10.69
INSURANCE EXPENSE				
Package Insurance	5,231.94	0.41	5,231.94	0.41
Earthquake Insurance	18,919.81	1.49	18,919.81	1.49
Umbrella Insurance	2,187.50	0.17	2,187.50	0.17
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	26,339.25	2.08	26,339.25	2.08
TOTAL OPERATING EXPENSES	635,181.81	50.06	635,181.81	50.06
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	-697.52	-0.06	-697.52	-0.06
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	-270.00	-0.02	-270.00	-0.02
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-967.52	-0.08	-967.52	-0.08
NET OPERATING INCOME	634,532.46	50.01	634,532.46	50.01
DEBT SERVICE EXPENSE				
Mortgage Interest	340,205.82	26.81	340,205.82	26.81
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	340,205.82	26.81	340,205.82	26.81
NET INC.BEFORE DEP.& TAX	294,326.64	23.20	294,326.64	23.20
DEPREC. & AMORT. EXPENSES				
Building Depreciation	296,851.87	23.40	296,851.87	23.40
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	29,166.69	2.30	29,166.69	2.30
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	14,510.16	1.14	14,510.16	1.14
Closing Cost Amortization	1,178.17	0.09	1,178.17	0.09
Loan Fee Amortization	23,779.28	1.87	23,779.28	1.87

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	-558.21	-0.04	-558.21	-0.04
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	364,927.96	28.76	364,927.96	28.76
NET INC.(LOSS) BEF.TAXES	-70,601.32	-5.56	-70,601.32	-5.56
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	3,400.00	0.27	3,400.00	0.27
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	3,400.00	0.27	3,400.00	0.27
NET INCOME (LOSS)BK	-74,001.32	-5.83	-74,001.32	-5.83
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Exhibit A-3: Statement of Cash Flows for **Professional Investors 42, LLC** for period ending **9/2/2020**

[Provide a statement of changes in cash position for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	2,071,678.22	98.66	2,071,678.22	98.66
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	25,710.87	1.22	25,710.87	1.22
Prior Year Recovery Income	-2,728.73	-0.13	-2,728.73	-0.13
Utility Income	5,211.84	0.25	5,211.84	0.25
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	2,099,872.20	100.00	2,099,872.20	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	330,290.40	15.73	330,290.40	15.73
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	559.23	0.03	559.23	0.03
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	39,687.12	1.89	39,687.12	1.89

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	370,536.75	17.65	370,536.75	17.65
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	2,231.95	0.11	2,231.95	0.11
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	5,608.77	0.27	5,608.77	0.27
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	150.00	0.01	150.00	0.01
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	25.00	0.00	25.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	700.00	0.03	700.00	0.03
Security Patrol	9,600.00	0.46	9,600.00	0.46
Auto Expense	298.58	0.01	298.58	0.01
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	18,614.30	0.89	18,614.30	0.89
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	124,286.19	5.92	124,286.19	5.92
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	458.00	0.02	458.00	0.02

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	4,485.00	0.21	4,485.00	0.21
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	2,631.32	0.13	2,631.32	0.13
TOTAL MANAGEMENT E...	131,860.51	6.28	131,860.51	6.28
UTILITIES EXPENSE				
Gas & Electricity	136,694.40	6.51	136,694.40	6.51
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	12,833.49	0.61	12,833.49	0.61
Garbage & Trash Removal	18,164.58	0.86	18,164.58	0.86
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	5,540.17	0.26	5,540.17	0.26
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	173,232.64	8.25	173,232.64	8.25
REPAIRS & MAINTENANCE				
R&M Unit	0.00	0.00	0.00	0.00
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	1,380.00	0.07	1,380.00	0.07
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	0.00	0.00	0.00	0.00
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

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	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	2,160.52	0.10	2,160.52	0.10
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	248.00	0.01	248.00	0.01
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	6,763.89	0.32	6,763.89	0.32
R&M - Electrical Supplies	1,939.96	0.09	1,939.96	0.09
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	5,439.32	0.26	5,439.32	0.26
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

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	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	57.39	0.00	57.39	0.00
Miscellaneous Expense	-1,318.00	-0.06	-1,318.00	-0.06
Locks & Keys	2,978.23	0.14	2,978.23	0.14
R&M - Painting Supplies	65.01	0.00	65.01	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	19,714.32	0.94	19,714.32	0.94

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	1,498.02	0.07	1,498.02	0.07
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	8,371.78	0.40	8,371.78	0.40
Contract - Electrical & Lighting	4,049.50	0.19	4,049.50	0.19
Contract - HVAC Maint.	29,595.12	1.41	29,595.12	1.41
Contract R&M	27,975.20	1.33	27,975.20	1.33
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	80,057.61	3.81	80,057.61	3.81
Contract - Painting	550.50	0.03	550.50	0.03
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	19,574.00	0.93	19,574.00	0.93
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	23,677.20	1.13	23,677.20	1.13
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	195,348.93	9.30	195,348.93	9.30
TAXES				
Real Estate Taxes	259,466.61	12.36	259,466.61	12.36
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	259,466.61	12.36	259,466.61	12.36
INSURANCE EXPENSE				
Package Insurance	8,745.04	0.42	8,745.04	0.42
Earthquake Insurance	28,889.65	1.38	28,889.65	1.38
Umbrella Insurance	3,750.00	0.18	3,750.00	0.18
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

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	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	41,384.69	1.97	41,384.69	1.97
TOTAL OPERATING EXPENSES	1,210,158.75	57.63	1,210,158.75	57.63
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	-50.00	0.00	-50.00	0.00
Late Charges	-4,982.41	-0.24	-4,982.41	-0.24
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	-658.57	-0.03	-658.57	-0.03
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	-10.92	0.00	-10.92	0.00
TOTAL OTHER INCOME	-5,701.90	-0.27	-5,701.90	-0.27
NET OPERATING INCOME	895,415.35	42.64	895,415.35	42.64
DEBT SERVICE EXPENSE				
Mortgage Interest	629,158.10	29.96	629,158.10	29.96
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	629,158.10	29.96	629,158.10	29.96
NET INC.BEFORE DEP.& TAX	266,257.25	12.68	266,257.25	12.68
DEPREC. & AMORT. EXPENSES				
Building Depreciation	508,888.92	24.23	508,888.92	24.23
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	50,000.04	2.38	50,000.04	2.38
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	69,737.56	3.32	69,737.56	3.32
Closing Cost Amortization	2,019.72	0.10	2,019.72	0.10
Loan Fee Amortization	38,072.52	1.81	38,072.52	1.81

Cash Flow Statement

Period = Jan 2019-Dec 2019

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	Period to Date	%	Year to Date	%
Org. Cost Amortization	558.21	0.03	558.21	0.03
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	669,276.97	31.87	669,276.97	31.87
NET INC.(LOSS) BEF.TAXES	-403,019.72	-19.19	-403,019.72	-19.19
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	3,300.00	0.16	3,300.00	0.16
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	3,300.00	0.16	3,300.00	0.16
NET INCOME (LOSS)BK	-406,319.72	-19.35	-406,319.72	-19.35
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00
Adjustments				
Outside Management Income	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0.00
Period to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	1,688,601.81	22,616.28	-1,665,985.53	
1015 -Reserve Account	449,588.38	508,035.81	58,447.43	
Total Cash	2,138,190.19	530,652.09	-1,607,538.10	
Year to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	1,688,601.81	22,616.28	-1,665,985.53	
1015 -Reserve Account	449,588.38	508,035.81	58,447.43	
Total Cash	2,138,190.19	530,652.09	-1,607,538.10	

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	1,249,746.13	98.50	1,249,746.13	98.50
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	8,999.69	0.71	8,999.69	0.71
Prior Year Recovery Income	5,451.63	0.43	5,451.63	0.43
Utility Income	4,549.30	0.36	4,549.30	0.36
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	1,268,746.75	100.00	1,268,746.75	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	163,837.52	12.91	163,837.52	12.91
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	1,109.36	0.09	1,109.36	0.09
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	29,572.67	2.33	29,572.67	2.33

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	194,519.55	15.33	194,519.55	15.33
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	789.11	0.06	789.11	0.06
Legal	695.00	0.05	695.00	0.05
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	3,163.93	0.25	3,163.93	0.25
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	0.00	0.00	0.00	0.00
Security Patrol	4,000.00	0.32	4,000.00	0.32
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	8,648.04	0.68	8,648.04	0.68
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	74,900.79	5.90	74,900.79	5.90
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	169.72	0.01	169.72	0.01

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	2,070.00	0.16	2,070.00	0.16
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	77,140.51	6.08	77,140.51	6.08
UTILITIES EXPENSE				
Gas & Electricity	77,362.32	6.10	77,362.32	6.10
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	9,118.63	0.72	9,118.63	0.72
Garbage & Trash Removal	9,994.54	0.79	9,994.54	0.79
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	3,442.37	0.27	3,442.37	0.27
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	99,917.86	7.88	99,917.86	7.88
REPAIRS & MAINTENANCE				
R&M Unit	18,063.34	1.42	18,063.34	1.42
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	1,223.54	0.10	1,223.54	0.10
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	1,683.50	0.13	1,683.50	0.13
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	114.00	0.01	114.00	0.01
R&M - Miscellaneous	2,792.95	0.22	2,792.95	0.22
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	2,150.00	0.17	2,150.00	0.17
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	781.15	0.06	781.15	0.06
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	0.00	0.00	0.00	0.00
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	262.41	0.02	262.41	0.02
R&M - Electrical Supplies	1,724.20	0.14	1,724.20	0.14
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	4,279.69	0.34	4,279.69	0.34
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	1,608.22	0.13	1,608.22	0.13
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	1,751.13	0.14	1,751.13	0.14
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	124.09	0.01	124.09	0.01
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	36,558.22	2.88	36,558.22	2.88

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	360.00	0.03	360.00	0.03
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	6,850.00	0.54	6,850.00	0.54
Contract R&M	0.00	0.00	0.00	0.00
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	33,626.82	2.65	33,626.82	2.65
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	6,270.00	0.49	6,270.00	0.49
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	8,263.96	0.65	8,263.96	0.65
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	1,090.00	0.09	1,090.00	0.09
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	56,460.78	4.45	56,460.78	4.45
TAXES				
Real Estate Taxes	135,597.60	10.69	135,597.60	10.69
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	135,597.60	10.69	135,597.60	10.69
INSURANCE EXPENSE				
Package Insurance	5,231.94	0.41	5,231.94	0.41
Earthquake Insurance	18,919.81	1.49	18,919.81	1.49
Umbrella Insurance	2,187.50	0.17	2,187.50	0.17
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	26,339.25	2.08	26,339.25	2.08
TOTAL OPERATING EXPENSES	635,181.81	50.06	635,181.81	50.06
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	-697.52	-0.06	-697.52	-0.06
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	-270.00	-0.02	-270.00	-0.02
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-967.52	-0.08	-967.52	-0.08
NET OPERATING INCOME	634,532.46	50.01	634,532.46	50.01
DEBT SERVICE EXPENSE				
Mortgage Interest	340,205.82	26.81	340,205.82	26.81
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	340,205.82	26.81	340,205.82	26.81
NET INC.BEFORE DEP.& TAX	294,326.64	23.20	294,326.64	23.20
DEPREC. & AMORT. EXPENSES				
Building Depreciation	296,851.87	23.40	296,851.87	23.40
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	29,166.69	2.30	29,166.69	2.30
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	14,510.16	1.14	14,510.16	1.14
Closing Cost Amortization	1,178.17	0.09	1,178.17	0.09
Loan Fee Amortization	23,779.28	1.87	23,779.28	1.87

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	-558.21	-0.04	-558.21	-0.04
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	364,927.96	28.76	364,927.96	28.76
NET INC.(LOSS) BEF.TAXES	-70,601.32	-5.56	-70,601.32	-5.56
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	3,400.00	0.27	3,400.00	0.27
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	3,400.00	0.27	3,400.00	0.27
NET INCOME (LOSS)BK	-74,001.32	-5.83	-74,001.32	-5.83
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00
Adjustments				
Outside Management Income	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0.00
Period to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	22,616.28	74,455.03	51,838.75	
1015 -Reserve Account	508,035.81	186,335.81	-321,700.00	
Total Cash	530,652.09	260,790.84	-269,861.25	
Year to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	22,616.28	74,455.03	51,838.75	
1015 -Reserve Account	508,035.81	186,335.81	-321,700.00	
Total Cash	530,652.09	260,790.84	-269,861.25	

Exhibit A-4: Statement of Changes in Shareholders'/Partners' Equity (*Deficit*) for Professional Investors 42, LLC for period ending 9/2/2020

[Provide a statement of changes in shareholders'/partners equity (*deficit*) for the following periods:

(i) For the initial report:

a.the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b.the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The Debtor's professionals are in the process of conducting a forensic review of the Debtor's and controlled entities' records necessary to determine changes in the shareholders'/partners' equity ownership for the controlled entities. The Debtor will submit an updated report to the Court once this information is available.

Exhibit B: Description of Operations for Professional Investors 42, LLC

[Describe the nature and extent of the Debtor's interest in the Controlled Non-Debtor Entity.

Describe the business conducted and intended to be conducted by the Controlled Non-Debtor Entity, focusing on the entity's dominant business segments.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

The Controlled Non-Debtor Entity owns a residential property which is operated by PFI. The units are leased as residences to tenants.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit C: Description of Intercompany Claims

[List and describe the Controlled Non-Debtor Entity's claims against any other Controlled Non-Debtor Entity, together with the basis for such claims and whether each claim is contingent, unliquidated or disputed.]

Describe the source of this information.]

The source of this information is derived for the companies' Accounting System.

The companies' books show no intercompany claim.

Exhibit D: Allocation of Tax Liabilities and Assets

[Describe how income, losses, tax payments, tax refunds, or other tax attributes relating to federal, state, or local taxes have been allocated between or among the Controlled Non-Debtor Entity and one or more other Controlled Non-Debtor Entities.

Include a copy of each tax sharing or tax allocation agreement to which the entity is a party with any other Controlled Non-Debtor Entity.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System and conversations with the remaining employees of the company.

Tax liabilities are not allocated among or between any other Controlled Non-Debtor Entity.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit E: Description of Controlled Non-Debtor Entity's payments of Administrative Expenses, or Professional Fees otherwise payable by a Debtor

[Describe any payment made, or obligations incurred (or claims purchased), by the Controlled Non-Debtor Entity in connection with any claims, administrative expenses, or professional fees that have been or could be asserted against any Debtor.


Describe the source of this information.]

Based on a review of the Non-Debtor Entity's Accounting System records and conversations with current employees, the Debtor is not aware of any payments made or obligations incurred by the Controlled Non-Debtor Entity that would otherwise be payable by Debtor.



Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

 Exhibit A: Financial Statements for Professional Investors 43, LLC

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit A-1: Balance Sheet for Professional Investors 43, LLC as of 9/1/2020

[Provide a balance sheet dated as of the end of the most recent 3-month period of the current fiscal year and as of the end of the preceding fiscal year.]

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.



Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
ASSETS	
CURRENT ASSETS	
CASH	
1010 - Checking	6,456.99
461 Bank Acct	0.00
501 Bank Acct	0.00
1015 -Reserve Account	226,464.24
1020 OLD Clearing	0.00
PFI First Community	0.00
Clearing	0.00
PISF Inc. Transfer	0.00
PFI Cash - Transfer	0.00
Money Market	0.00
Escrow Account	0.00
Fremont Checking Account	0.00
Interest Cash	0.00
Petty Cash	0.00
Cash Hammondale	0.00
Cash 461	0.00
Cash 501	0.00
TOTAL CASH	232,921.23
RECEIVABLES	
Property Receivables	0.00
Loan Receivables	0.00
Other Receivables	0.00
Officer - Due to/from	0.00
ACCOUNTS RECEIVABLES	
A/R Rent Due	1,848.92
A/R Other - Melissa B	0.00
A/R Other - People home equity	0.00
A/R Collections	0.00
A/R Security Deposits	0.00
TOTAL ACCOUNTS RECEIVABLES	1,848.92
RESERVES & PREPAIDS	
Reserve - Insurance	13,295.96
Reserve - Improvements	0.00
Prepaid Maint. Contract	0.00
Prepaid - Leasing Comm.	0.00
Prepaid - Leasing Comm.	0.00
Prepaid Mortgage Interest	0.00
Prepaid Taxes	0.00
TOTAL RESERVES & PREPAIDS	13,295.96
TOTAL CURRENT ASSETS	248,066.11

Balance Sheet

Period = Dec 2019

Book = Accrual

Current Balance**FIXED ASSETS**

Land - Hammondale	0.00
Land	1,310,000.00
Land - 501	0.00
Land - PI 20 LLC	0.00
Land - 200 Gate 5	0.00
Land - Duffy	0.00
Land - 49 Ignacio	0.00
Land - 350 Ignacio Suite 200	0.00
Land - PI 21 LLC	0.00
Land 30 Clay Court	0.00
Land - 690 DeLong	0.00
Building	5,140,000.00
Fixtures & Appliances	0.00
Improvements	0.00
Additional basis	0.00
Accum Depreciation	-162,449.12
Building - 501	0.00
Accum Depreciation Building - 501	0.00
Building - PI 20	0.00
A/D Building PI 20	0.00
Building - 200 Gate 5	0.00
Open	0.00
Accum Depreciation Gate 5	0.00
Buidling Duffy Place	0.00
Accum Depreciation Duffy Place	0.00
Building 49 Ignacio	0.00
Accum Depreciation 49 Ignacio	0.00
Building - Hammondale	0.00
Accum Depr Hammondale	0.00
350 Ignacio #200	0.00
A/D 350 Ignacio #200	0.00
350 Ignacio #101	0.00
A/D 350 Ignacio #101	0.00
Building - 30 Clay Ct.	0.00
A/D 30 Clay Ct.	0.00
Building 690 DeLong	0.00
A/D Building 690 DeLong	0.00
350 Ignacio #103	0.00
A/D 350 Ingacio #103	0.00
350 Ignacio #201	0.00
350 Ignacio # 203	0.00
A/D 350 Ignacio #203	0.00
350 Ignacio #100	0.00
A/D Ignacio #100	0.00
350 Ignacio #300	0.00
A/D 350 Ignacio #300	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Furniture and Fixtures	0.00
A/D Furn. & Fixt.	0.00
Furniture & Fixt Hamm	0.00
Furniture & Fixt Gate	0.00
A/D Furn./Fixt. Hamm	0.00
A/D Furn./Fixt. Gate	0.00
Computers	0.00
A/D Computers	0.00
A/V Equipment	0.00
Vehicles	0.00
A/D Vehicles	0.00
Tenant Imp. 350 Ignacio	0.00
A/D Tenant Imp.	0.00
Acum. Gain (Loss) Gate	0.00
Accum. Gain (Loss) Hamm	0.00
Accum. Gain (Loss) 501	0.00
Accum Gain Loss - 461	0.00
Accum Depreciation Fixed Assets	0.00
NET FIXED ASSETS	6,287,550.88
ACQUISITION ASSETS	
Closing Costs	210,590.80
A/A Closing Costs	0.00
Syndication Costs	0.00
Loan Fees	35,805.00
Accum Amort Loan Fees	-7,160.56
Personal Property	100,000.00
Accum Depreciation Personal Property	-27,813.04
Organization Costs	27,346.47
Accum Amort Organization Costs	0.00
NET ACQUISITION ASSETS	338,768.67
CAPITALIZED IMPROVEMENTS	
Improvements Prior 2000	0.00
2001 Bathroom Improvements	0.00
2001 Kitchen Improvements	0.00
2001 Floor Improvements	0.00
2001 Window Improvements	0.00
2001 Building Improvements	0.00
2001 Roof Improvements	0.00
2001 Other Improvements	0.00
2002 Bathroom Improvements	0.00
2002 Kitchen Improvements	0.00
2002 Floor Improvements	0.00
2002 Window Improvements	0.00
2002 Building Improvements	0.00
2002 Roof Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2002 Other Improvements	0.00
2002 Improvement Salaries	0.00
2003 Bathroom Improvements	0.00
2003 Kitchen Improvements	0.00
2003 Floor Improvements	0.00
2003 Window Improvements	0.00
461-2003 Windows Improvements	0.00
501-2003 Window Improvement	0.00
2003 Building Improvements	0.00
461-2003 Building Improvements	0.00
501-2003 Building Improvements	0.00
2003 Roof Improvements	0.00
2003 Other Improvements	0.00
461-2003 Other Improvements	0.00
501-2003 Other Improvements	0.00
2004 Bathroom Improvements	0.00
2004 Kitchen Improvements	0.00
2004 Floor Improvements	0.00
461-2004 Floor Improvements	0.00
501-2004 Floor Improvements	0.00
2004 Window Improvements	0.00
461-2004 Window Improvements	0.00
501-2004 Window Improvements	0.00
2004 Building Improvements	0.00
2004 Roof Improvements	0.00
2004 Other Improvements	0.00
461-2004 Other Improvements	0.00
501-2004 Other Improvements	0.00
2005 Bathroom Improvements	0.00
2005 Kitchen Improvements	0.00
461-2005 Kitchen Improvements	0.00
501-2005 Kitchen Improvements	0.00
2005 Floor Improvements	0.00
461-2005 Floor Improvements	0.00
501-2005 Floor Improvements	0.00
2005 Window Improvements	0.00
2005 Building Improvements	0.00
2005 Roof Improvements	0.00
2005 Other Improvements	0.00
461-2005 Other Improvements	0.00
501-2005 Other Improvements	0.00
2005 Improvement Salaries	0.00
2006 Bathroom Improvements	0.00
2006 Kitchen Improvements	0.00
461-2006 Kitchen Improvements	0.00
501-2006 Kitchen Improvements	0.00
2006 Floor Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
461-2006 Floor Improvements	0.00
501-2006 Floor Improvements	0.00
2006 Window Improvements	0.00
2006 Building Improvements	0.00
461-2006 Building Improvements	0.00
501-2006 Building Improvements	0.00
2006 Roof Improvements	0.00
2006 Other Improvements	0.00
2007 Bathroom Improvements	0.00
461-2007 Bathroom Improvements	0.00
501-2007 Bathroom Improvements	0.00
2007 Kitchen Improvements	0.00
2007 Floor Improvements	0.00
461-2007 Floor Improvements	0.00
501-2007 Floor Improvements	0.00
2007 Window Improvements	0.00
2007 Building Improvements	0.00
461-2007 Building Improvements	0.00
501-2007 Building Improvements	0.00
2007 Roof Improvements	0.00
2007 Other Improvements	0.00
461-2007 Other Improvements	0.00
501-2007 Other Improvements	0.00
2008 Bathroom Improvements	0.00
461-2008 Bathrooms Improvements	0.00
501-2008 Bathroom Improvements	0.00
2008 Kitchen Improvements	0.00
461-2008 Kitchen Improvements	0.00
501-2008 Kitchen Improvements	0.00
2008 Floor Improvements	0.00
461-2008 Floor Improvements	0.00
501-2008 Floor Improvements	0.00
2008 Window Improvements	0.00
2008 Building Improvements	0.00
2008 Roof Improvements	0.00
2008 Other Improvements	0.00
461-2008 Other Improvements	0.00
501-2008 Other Improvements	0.00
2009 Bathroom Improvements	0.00
2009 Kitchen Improvements	0.00
2009 Floor Improvements	0.00
2009 Window Improvements	0.00
2009 Building Improvements	0.00
2009 Roof Improvements	0.00
2009 Other Improvements	0.00
461-2009 Other Improvements	0.00
501-2009 Other Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2010 Other Improvements	0.00
2011 Other Improvements	0.00
2012 Other Improvements	0.00
2013 Other Improvements	0.00
2013-Roof Improvement	0.00
2014 Other Improvements	0.00
2014 T/O Misc. Expense	0.00
2014 T/O Materials	0.00
2014 T/O Outside Vendor	0.00
2014 - Roof	0.00
2015 Other Improvements	0.00
T/O Misc. Exp.	0.00
2015 T/O Materiales	0.00
T/O Outside Vendor	0.00
2016 Other Improvements	0.00
2016 T/O Misc. Exp.	0.00
2016 T/O Materials	0.00
2016 T/O outside vendors	0.00
2016 Hills Assessments	0.00
2017 Other Improvements	0.00
2017 T/O Misc. Exp.	0.00
2017 T/O Materials	0.00
2017 T/O Outside Vendor	0.00
2017 Hills Assessments	0.00
2018 Other Improvements	0.00
2018 T/O Misc. Exp.	0.00
2018 T/O Materials	0.00
2018 T/O Outside Vendor	0.00
2018 Hills Assessments	0.00
2019 Other Improvements	94,120.22
2019 T/O Misc. Exp.	5,267.64
2019 T/O Materials	22,014.89
2019 T/O Outside Vendor	83,392.00
2019 Hills Assessments	0.00
2020 Other Improvements	0.00
2020 T/O Misc. Exp.	0.00
2020 T/O Materials	0.00
2020 T/O Outside Vendor	0.00
2020 Hills Assessments	0.00
TOTAL CAPITAL IMPROVEMENTS	204,794.75
Accum Deprec - Capital Improvements	5,812.08
NET CAPITALIZED IMPROVEMENTS	198,982.67
 OTHER ASSETS	
Security Deposits	0.00
Investment - LLC 21	0.00
Investment - LLC 24	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Investment - LLC 27	0.00
Investment - LLC 28	0.00
Investment - LLC 29	0.00
Investment - LLC 25	0.00
Investment - LLC 26	0.00
Investment - LLC 31	0.00
Investment - LLC 34	0.00
Investment - LLC 35	0.00
Investment - LLC 36	0.00
Investment LLC 37	0.00
Investment LLC 38	0.00
Investment - LLC 39	0.00
Investment - LLC 40	0.00
Investment - LLC 41	0.00
Investment - LLC 42	0.00
Investment - LLC 43	0.00
	0.00
investment - LLC 45	0.00
<i>Investment in 48</i>	<i>0.00</i>
BofA Teller Rental	0.00
Investment - 16914	0.00
Investment - Rafael Gardens	0.00
Investment - 1129 3rd Street	0.00
LP Units	0.00
Investment - US Performing Arts	0.00
Investment - Marin CoWork	0.00
Limited Liability Companies	0.00
LONG TERM RECEIVABLES	
PISF I	0.00
Duffy Due to/from	0.00
PISF III	0.00
PISF IV	0.00
PISF VI	0.00
PISF VII	0.00
PISF IX	0.00
PISF XI	0.00
PISF XII	0.00
PISF XIII	0.00
PISF XIV	0.00
PISF XV	0.00
PISF XVI	0.00
PISF XVII	0.00
PISF XVIII	0.00
461 Due To/From	0.00
501 Due/To From	0.00
Hammondale Due To/From	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
21 Due/to From	0.00
In process Lease litigation	0.00
LLC 20	0.00
LLC 21	0.00
LLC 22	0.00
LLC 23	0.00
LLC 24	0.00
LLC 25	0.00
LLC 26	0.00
LLC 27	0.00
LLC 28	0.00
LLC 29	0.00
LLC 30	0.00
LLC 30	0.00
LLC 31	0.00
LLC 32	0.00
LLC 33	0.00
LLC 34	0.00
LLC 35	0.00
LLC 36	0.00
LLC 37	0.00
LLC 38	0.00
LLC 39	0.00
LLC 40	0.00
LLC 41	0.00
LLC 42	0.00
LLC 43	0.00
LLC 44	0.00
LLC 45	0.00
LLC 46	0.00
LLC 47	0.00
LLC 48	0.00
Due to/from LLC 49	0.00
PI LLC 50	0.00
PI 51 LLC	0.00
Due to/from Gate 5	0.00
PV 1 Due to/from	0.00
885 Due to/from	0.00
107 Due to/from	0.00
481 Due to/from	0.00
515 Due to/from	0.00
300 Due to/From PISF	0.00
Paul Drive Due to/from	0.00
353 BMK due to/from	0.00
49 Ignacio due to/from	0.00
Due To/From GP	0.00
Due To/From 16914	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Due To/From PISF, Inc.	0.00
Due To/From PIM	0.00
Note Receivable	0.00
7200 Redwood Due to/From	0.00
355 Due to / from	0.00
Due to/from 350 Ignacio Assoc.	0.00
1222 Due to/from	0.00
419 Prospect due to/from	0.00
TOTAL LONG TERM RECEIVABLES	0.00
TOTAL ASSETS	7,073,368.33
LIABILITIES & EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	2,964.79
Deferred Revenue	0.00
Unearned Rent	1,118.26
FTB Taxes Payable	0.00
PPP Loan	0.00
Property Tax Payable	0.00
Insurance Payable	0.00
Accrued Expenses	0.00
TOTAL CURRENT LIABILITIES	4,083.05
LONG TERM LIABILITIES	
Notes Payable	0.00
Notes Payable LLC 48	0.00
Deed of Trust Payable	0.00
Accrued Interest	0.00
Security Deposits Liability	30,535.00
Security Deposit Clearing	0.00
Pet Deposit Payable	0.00
Unearned Income	0.00
Mortgage Payable	3,850,000.00
1st Mortgage 461	0.00
2nd Mortgage 461	0.00
1st Mortgage 501	0.00
1st Deed 350, Suite 201	0.00
2nd Deed 350, Suite 201	0.00
1st Deed 350, Suite 200	0.00
First Mortgage 350 Suite 203	0.00
1st Deed 350 Suites 101, 103	0.00
Other Liabilities	0.00
Accum K-1 Losses	0.00
1st Mortgage Gate 5	0.00
2nd Deed Gate 5	0.00
1st Mortgage Duffy Place	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2nd Deed Duffy Place	0.00
1st Mortgage 49 Ignacio	0.00
2nd Deed 49 Ignacio	0.00
TOTAL LONG TERM LIABILITIES	3,880,535.00
TOTAL LIABILITIES	3,884,618.05
EQUITY	
Common Stock	0.00
Capital Contributions	2,722,949.92
Capital Receivable	0.00
Less: Repurchased Units	0.00
TIC Ownership	826,193.00
L.P. Distributions	0.00
G.P. Distributions	0.00
Premium on Repurch Units	0.00
Previous Period Adjmts	0.00
Member Distribution	-205,045.90
Dist. 38 to 20	0.00
Dist. 38 to 21	0.00
Dist. 37 to 22	0.00
Inter Co. PFI - PV1	0.00
Inter Co PFI - Gate 5	0.00
Inter Co PFI - Duffy	0.00
Inter Co PFI - Hamm	0.00
Inter Co PFI - 107	0.00
Inter Co PFI - 461	0.00
Inter Co PFI - 501	0.00
Inter Co PFI - 49	0.00
Inter Co PFI - 885	0.00
Inter Co. PFI - 515	0.00
Inter-Co PFI - 355	0.00
InterCo PFI - 7200	0.00
InterCo PFI-117	0.00
InterCo PFI - 7 Merry	0.00
InterCo PFI - 16914	0.00
InterCo PFI - Paul	0.00
InterCo PFI - 353	0.00
InterCo PFI - 1506	0.00
InterCo PFI - 1222	0.00
InterCo PFI - 419	0.00
Inter Co PFI - 19 Merrydale	0.00
Inter Co PFI - 1129	0.00
Inter Co PFI - 1315	0.00
Inter-Co. PFI - 1732	0.00
Inter-Co PFI-390	0.00
Inter Co PFI-santaland	0.00
Retained Earnings	-10,268.88

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Retained Earnings - Owned Properties	0.00
K1-Losses	0.00
Net Income (Loss) Current	-145,077.86
Appliance Depreciation	0.00
TOTAL EQUITY	3,188,750.28
TOTAL LIABILITIES & EQUITY	7,073,368.33
Total of All	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

Current Balance**ASSETS****CURRENT ASSETS****CASH**

1010 - Checking	7,009.07
461 Bank Acct	0.00
501 Bank Acct	0.00
1015 -Reserve Account	86,464.24
1020 OLD Clearing	0.00
PFI First Community	0.00
Clearing	0.00
PISF Inc. Transfer	0.00
PFI Cash - Transfer	0.00
Money Market	0.00
Escrow Account	0.00
Fremont Checking Account	0.00
Interest Cash	0.00
Petty Cash	0.00
Cash Hammondale	0.00
Cash 461	0.00
Cash 501	0.00
TOTAL CASH	93,473.31

RECEIVABLES

Property Receivables	0.00
Loan Receivables	0.00
Other Receivables	0.00
Officer - Due to/from	0.00

ACCOUNTS RECEIVABLES

A/R Rent Due	2,992.32
A/R Other - Melissa B	0.00
A/R Other - People home equity	0.00
A/R Collections	0.00
A/R Security Deposits	0.00
TOTAL ACCOUNTS RECEIVABLES	2,992.32

RESERVES & PREPAIDS

Reserve - Insurance	5,392.07
Reserve - Improvements	0.00
Prepaid Maint. Contract	0.00
Prepaid - Leasing Comm.	0.00
Prepaid - Leasing Comm.	0.00
Prepaid Mortgage Interest	0.00
Prepaid Taxes	0.00
TOTAL RESERVES & PREPAIDS	5,392.07

TOTAL CURRENT ASSETS	101,857.70
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Balance Sheet

Period = Jul 2020

Book = Accrual

Current Balance**FIXED ASSETS**

Land - Hammondale	0.00
Land	1,310,000.00
Land - 501	0.00
Land - PI 20 LLC	0.00
Land - 200 Gate 5	0.00
Land - Duffy	0.00
Land - 49 Ignacio	0.00
Land - 350 Ignacio Suite 200	0.00
Land - PI 21 LLC	0.00
Land 30 Clay Court	0.00
Land - 690 DeLong	0.00
Building	5,140,000.00
Fixtures & Appliances	0.00
Improvements	0.00
Additional basis	0.00
Accum Depreciation	-271,479.44
Building - 501	0.00
Accum Depreciation Building - 501	0.00
Building - PI 20	0.00
A/D Building PI 20	0.00
Building - 200 Gate 5	0.00
Open	0.00
Accum Depreciation Gate 5	0.00
Buidling Duffy Place	0.00
Accum Depreciation Duffy Place	0.00
Building 49 Ignacio	0.00
Accum Depreciation 49 Ignacio	0.00
Building - Hammondale	0.00
Accum Depr Hammondale	0.00
350 Ignacio #200	0.00
A/D 350 Ignacio #200	0.00
350 Ignacio #101	0.00
A/D 350 Ignacio #101	0.00
Building - 30 Clay Ct.	0.00
A/D 30 Clay Ct.	0.00
Building 690 DeLong	0.00
A/D Building 690 DeLong	0.00
350 Ignacio #103	0.00
A/D 350 Ingacio #103	0.00
350 Ignacio #201	0.00
350 Ignacio # 203	0.00
A/D 350 Ignacio #203	0.00
350 Ignacio #100	0.00
A/D Ignacio #100	0.00
350 Ignacio #300	0.00
A/D 350 Ignacio #300	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Furniture and Fixtures	0.00
A/D Furn. & Fixt.	0.00
Furniture & Fixt Hamm	0.00
Furniture & Fixt Gate	0.00
A/D Furn./Fixt. Hamm	0.00
A/D Furn./Fixt. Gate	0.00
Computers	0.00
A/D Computers	0.00
A/V Equipment	0.00
Vehicles	0.00
A/D Vehicles	0.00
Tenant Imp. 350 Ignacio	0.00
A/D Tenant Imp.	0.00
Acum. Gain (Loss) Gate	0.00
Accum. Gain (Loss) Hamm	0.00
Accum. Gain (Loss) 501	0.00
Accum Gain Loss - 461	0.00
Accum Depreciation Fixed Assets	0.00
NET FIXED ASSETS	6,178,520.56
ACQUISITION ASSETS	
Closing Costs	210,590.80
A/A Closing Costs	0.00
Syndication Costs	0.00
Loan Fees	35,805.00
Accum Amort Loan Fees	-9,249.22
Personal Property	100,000.00
Accum Depreciation Personal Property	-39,479.73
Organization Costs	27,346.47
Accum Amort Organization Costs	0.00
NET ACQUISITION ASSETS	325,013.32
CAPITALIZED IMPROVEMENTS	
Improvements Prior 2000	0.00
2001 Bathroom Improvements	0.00
2001 Kitchen Improvements	0.00
2001 Floor Improvements	0.00
2001 Window Improvements	0.00
2001 Building Improvements	0.00
2001 Roof Improvements	0.00
2001 Other Improvements	0.00
2002 Bathroom Improvements	0.00
2002 Kitchen Improvements	0.00
2002 Floor Improvements	0.00
2002 Window Improvements	0.00
2002 Building Improvements	0.00
2002 Roof Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2002 Other Improvements	0.00
2002 Improvement Salaries	0.00
2003 Bathroom Improvements	0.00
2003 Kitchen Improvements	0.00
2003 Floor Improvements	0.00
2003 Window Improvements	0.00
461-2003 Windows Improvements	0.00
501-2003 Window Improvement	0.00
2003 Building Improvements	0.00
461-2003 Building Improvements	0.00
501-2003 Building Improvements	0.00
2003 Roof Improvements	0.00
2003 Other Improvements	0.00
461-2003 Other Improvements	0.00
501-2003 Other Improvements	0.00
2004 Bathroom Improvements	0.00
2004 Kitchen Improvements	0.00
2004 Floor Improvements	0.00
461-2004 Floor Improvements	0.00
501-2004 Floor Improvements	0.00
2004 Window Improvements	0.00
461-2004 Window Improvements	0.00
501-2004 Window Improvements	0.00
2004 Building Improvements	0.00
2004 Roof Improvements	0.00
2004 Other Improvements	0.00
461-2004 Other Improvements	0.00
501-2004 Other Improvements	0.00
2005 Bathroom Improvements	0.00
2005 Kitchen Improvements	0.00
461-2005 Kitchen Improvements	0.00
501-2005 Kitchen Improvements	0.00
2005 Floor Improvements	0.00
461-2005 Floor Improvements	0.00
501-2005 Floor Improvements	0.00
2005 Window Improvements	0.00
2005 Building Improvements	0.00
2005 Roof Improvements	0.00
2005 Other Improvements	0.00
461-2005 Other Improvements	0.00
501-2005 Other Improvements	0.00
2005 Improvement Salaries	0.00
2006 Bathroom Improvements	0.00
2006 Kitchen Improvements	0.00
461-2006 Kitchen Improvements	0.00
501-2006 Kitchen Improvements	0.00
2006 Floor Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
461-2006 Floor Improvements	0.00
501-2006 Floor Improvements	0.00
2006 Window Improvements	0.00
2006 Building Improvements	0.00
461-2006 Building Improvements	0.00
501-2006 Building Improvements	0.00
2006 Roof Improvements	0.00
2006 Other Improvements	0.00
2007 Bathroom Improvements	0.00
461-2007 Bathroom Improvements	0.00
501-2007 Bathroom Improvements	0.00
2007 Kitchen Improvements	0.00
2007 Floor Improvements	0.00
461-2007 Floor Improvements	0.00
501-2007 Floor Improvements	0.00
2007 Window Improvements	0.00
2007 Building Improvements	0.00
461-2007 Building Improvements	0.00
501-2007 Building Improvements	0.00
2007 Roof Improvements	0.00
2007 Other Improvements	0.00
461-2007 Other Improvements	0.00
501-2007 Other Improvements	0.00
2008 Bathroom Improvements	0.00
461-2008 Bathrooms Improvements	0.00
501-2008 Bathroom Improvements	0.00
2008 Kitchen Improvements	0.00
461-2008 Kitchen Improvements	0.00
501-2008 Kitchen Improvements	0.00
2008 Floor Improvements	0.00
461-2008 Floor Improvements	0.00
501-2008 Floor Improvements	0.00
2008 Window Improvements	0.00
2008 Building Improvements	0.00
2008 Roof Improvements	0.00
2008 Other Improvements	0.00
461-2008 Other Improvements	0.00
501-2008 Other Improvements	0.00
2009 Bathroom Improvements	0.00
2009 Kitchen Improvements	0.00
2009 Floor Improvements	0.00
2009 Window Improvements	0.00
2009 Building Improvements	0.00
2009 Roof Improvements	0.00
2009 Other Improvements	0.00
461-2009 Other Improvements	0.00
501-2009 Other Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2010 Other Improvements	0.00
2011 Other Improvements	0.00
2012 Other Improvements	0.00
2013 Other Improvements	0.00
2013-Roof Improvement	0.00
2014 Other Improvements	0.00
2014 T/O Misc. Expense	0.00
2014 T/O Materials	0.00
2014 T/O Outside Vendor	0.00
2014 - Roof	0.00
2015 Other Improvements	0.00
T/O Misc. Exp.	0.00
2015 T/O Materiales	0.00
T/O Outside Vendor	0.00
2016 Other Improvements	0.00
2016 T/O Misc. Exp.	0.00
2016 T/O Materials	0.00
2016 T/O outside vendors	0.00
2016 Hills Assessments	0.00
2017 Other Improvements	0.00
2017 T/O Misc. Exp.	0.00
2017 T/O Materials	0.00
2017 T/O Outside Vendor	0.00
2017 Hills Assessments	0.00
2018 Other Improvements	0.00
2018 T/O Misc. Exp.	0.00
2018 T/O Materials	0.00
2018 T/O Outside Vendor	0.00
2018 Hills Assessments	0.00
2019 Other Improvements	94,120.22
2019 T/O Misc. Exp.	5,267.64
2019 T/O Materials	22,014.89
2019 T/O Outside Vendor	83,392.00
2019 Hills Assessments	0.00
2020 Other Improvements	25,408.06
2020 T/O Misc. Exp.	0.00
2020 T/O Materials	5,166.21
2020 T/O Outside Vendor	21,736.65
2020 Hills Assessments	0.00
TOTAL CAPITAL IMPROVEMENTS	257,105.67
Accum Deprec - Capital Improvements	9,202.46
NET CAPITALIZED IMPROVEMENTS	247,903.21
OTHER ASSETS	
Security Deposits	0.00
Investment - LLC 21	0.00
Investment - LLC 24	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Investment - LLC 27	0.00
Investment - LLC 28	0.00
Investment - LLC 29	0.00
Investment - LLC 25	0.00
Investment - LLC 26	0.00
Investment - LLC 31	0.00
Investment - LLC 34	0.00
Investment - LLC 35	0.00
Investment - LLC 36	0.00
Investment LLC 37	0.00
Investment LLC 38	0.00
Investment - LLC 39	0.00
Investment - LLC 40	0.00
Investment - LLC 41	0.00
Investment - LLC 42	0.00
Investment - LLC 43	0.00
	0.00
investment - LLC 45	0.00
<i>Investment in 48</i>	<i>0.00</i>
BofA Teller Rental	0.00
Investment - 16914	0.00
Investment - Rafael Gardens	0.00
Investment - 1129 3rd Street	0.00
LP Units	0.00
Investment - US Performing Arts	0.00
Investment - Marin CoWork	0.00
Limited Liability Companies	0.00
LONG TERM RECEIVABLES	
PISF I	0.00
Duffy Due to/from	0.00
PISF III	0.00
PISF IV	0.00
PISF VI	0.00
PISF VII	0.00
PISF IX	0.00
PISF XI	0.00
PISF XII	0.00
PISF XIII	0.00
PISF XIV	0.00
PISF XV	0.00
PISF XVI	0.00
PISF XVII	0.00
PISF XVIII	0.00
461 Due To/From	0.00
501 Due/To From	0.00
Hammondale Due To/From	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
21 Due/to From	0.00
In process Lease litigation	0.00
LLC 20	0.00
LLC 21	0.00
LLC 22	0.00
LLC 23	0.00
LLC 24	0.00
LLC 25	0.00
LLC 26	0.00
LLC 27	0.00
LLC 28	0.00
LLC 29	0.00
LLC 30	0.00
LLC 30	0.00
LLC 31	0.00
LLC 32	0.00
LLC 33	0.00
LLC 34	0.00
LLC 35	0.00
LLC 36	0.00
LLC 37	0.00
LLC 38	0.00
LLC 39	0.00
LLC 40	0.00
LLC 41	0.00
LLC 42	0.00
LLC 43	0.00
LLC 44	0.00
LLC 45	0.00
LLC 46	0.00
LLC 47	0.00
LLC 48	0.00
Due to/from LLC 49	0.00
PI LLC 50	0.00
PI 51 LLC	0.00
Due to/from Gate 5	0.00
PV 1 Due to/from	0.00
885 Due to/from	0.00
107 Due to/from	0.00
481 Due to/from	0.00
515 Due to/from	0.00
300 Due to/From PISF	0.00
Paul Drive Due to/from	0.00
353 BMK due to/from	0.00
49 Ignacio due to/from	0.00
Due To/From GP	10,000.00
Due To/From 16914	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Due To/From PISF, Inc.	0.00
Due To/From PIM	0.00
Note Receivable	0.00
7200 Redwood Due to/From	0.00
355 Due to / from	0.00
Due to/from 350 Ignacio Assoc.	0.00
1222 Due to/from	0.00
419 Prospect due to/from	0.00
TOTAL LONG TERM RECEIVABLES	10,000.00
TOTAL ASSETS	6,863,294.79
LIABILITIES & EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	238.70
Deferred Revenue	0.00
Unearned Rent	1,149.55
FTB Taxes Payable	0.00
PPP Loan	0.00
Property Tax Payable	5,550.08
Insurance Payable	0.00
Accrued Expenses	0.00
TOTAL CURRENT LIABILITIES	6,938.33
LONG TERM LIABILITIES	
Notes Payable	0.00
Notes Payable LLC 48	0.00
Deed of Trust Payable	0.00
Accrued Interest	0.00
Security Deposits Liability	28,885.00
Security Deposit Clearing	0.00
Pet Deposit Payable	0.00
Unearned Income	0.00
Mortgage Payable	3,850,000.00
1st Mortgage 461	0.00
2nd Mortgage 461	0.00
1st Mortgage 501	0.00
1st Deed 350, Suite 201	0.00
2nd Deed 350, Suite 201	0.00
1st Deed 350, Suite 200	0.00
First Mortgage 350 Suite 203	0.00
1st Deed 350 Suites 101, 103	0.00
Other Liabilities	0.00
Accum K-1 Losses	0.00
1st Mortgage Gate 5	0.00
2nd Deed Gate 5	0.00
1st Mortgage Duffy Place	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2nd Deed Duffy Place	0.00
1st Mortgage 49 Ignacio	0.00
2nd Deed 49 Ignacio	0.00
TOTAL LONG TERM LIABILITIES	3,878,885.00
TOTAL LIABILITIES	3,885,823.33
EQUITY	
Common Stock	0.00
Capital Contributions	2,722,949.92
Capital Receivable	0.00
Less: Repurchased Units	0.00
TIC Ownership	826,193.00
L.P. Distributions	0.00
G.P. Distributions	0.00
Premium on Repurch Units	0.00
Previous Period Adjmts	0.00
Member Distribution	-332,087.94
Dist. 38 to 20	0.00
Dist. 38 to 21	0.00
Dist. 37 to 22	0.00
Inter Co. PFI - PV1	0.00
Inter Co PFI - Gate 5	0.00
Inter Co PFI - Duffy	0.00
Inter Co PFI - Hamm	0.00
Inter Co PFI - 107	0.00
Inter Co PFI - 461	0.00
Inter Co PFI - 501	0.00
Inter Co PFI - 49	0.00
Inter Co PFI - 885	0.00
Inter Co. PFI - 515	0.00
Inter-Co PFI - 355	0.00
InterCo PFI - 7200	0.00
InterCo PFI-117	0.00
InterCo PFI - 7 Merry	0.00
InterCo PFI - 16914	0.00
InterCo PFI - Paul	0.00
InterCo PFI - 353	0.00
InterCo PFI - 1506	0.00
InterCo PFI - 1222	0.00
InterCo PFI - 419	0.00
Inter Co PFI - 19 Merrydale	0.00
Inter Co PFI - 1129	0.00
Inter Co PFI - 1315	0.00
Inter-Co. PFI - 1732	0.00
Inter-Co PFI-390	0.00
Inter Co PFI-santaland	0.00
Retained Earnings	-155,346.74

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Retained Earnings - Owned Properties	0.00
K1-Losses	0.00
Net Income (Loss) Current	-84,236.78
Appliance Depreciation	0.00
TOTAL EQUITY	2,977,471.46
TOTAL LIABILITIES & EQUITY	6,863,294.79
Total of All	0.00

Exhibit A-2: Statement of Income (*Loss*) for **Professional Investors 43, LLC** for period ending 9/1/2020

[Provide a statement of income (*loss*) for the following periods:

(i) For the initial report:

- a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and
- b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	505,142.50	99.27	505,142.50	99.27
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	2,904.51	0.57	2,904.51	0.57
Commercial Recovery Income	835.49	0.16	835.49	0.16
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	508,882.50	100.00	508,882.50	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	39,279.67	7.72	39,279.67	7.72
Promo/Move-In Incentives	2,495.00	0.49	2,495.00	0.49
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	29.43	0.01	29.43	0.01
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	626.77	0.12	626.77	0.12
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	1,363.02	0.27	1,363.02	0.27

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	-300.00	-0.06	-300.00	-0.06
Credit Check Fees Paid	86.70	0.02	86.70	0.02
TOTAL RENTING EXPENSE	43,580.59	8.56	43,580.59	8.56
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	0.00	0.00	0.00	0.00
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	1,072.00	0.21	1,072.00	0.21
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	2,128.62	0.42	2,128.62	0.42
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	3,200.62	0.63	3,200.62	0.63
MANAGEMENT EXPENSES				
Manager - Apartment Unit	2,940.00	0.58	2,940.00	0.58
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	14,338.12	2.82	14,338.12	2.82
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	2,500.00	0.49	2,500.00	0.49
Offsite Mgt Fee PFI	30,397.80	5.97	30,397.80	5.97
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	50,175.92	9.86	50,175.92	9.86
UTILITIES EXPENSE				
Gas & Electricity	5,360.33	1.05	5,360.33	1.05
Utilities Credits or rebates	-619.80	-0.12	-619.80	-0.12
Sewer	0.00	0.00	0.00	0.00
Water	3,613.90	0.71	3,613.90	0.71
Garbage & Trash Removal	13,492.00	2.65	13,492.00	2.65
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	1,097.43	0.22	1,097.43	0.22
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	22,943.86	4.51	22,943.86	4.51
REPAIRS & MAINTENANCE				
R&M Unit	6,317.08	1.24	6,317.08	1.24
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	120.24	0.02	120.24	0.02
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	185.19	0.04	185.19	0.04
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	1,100.00	0.22	1,100.00	0.22
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	1,327.00	0.26	1,327.00	0.26
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	3,915.48	0.77	3,915.48	0.77
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	1,392.36	0.27	1,392.36	0.27
R&M - Electrical Supplies	1,360.33	0.27	1,360.33	0.27
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	383.48	0.08	383.48	0.08
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	0.00	0.00	0.00	0.00
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	97.80	0.02	97.80	0.02
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	4,006.55	0.79	4,006.55	0.79
R&M - Painting Supplies	88.45	0.02	88.45	0.02
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	20,293.96	3.99	20,293.96	3.99

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	1,648.75	0.32	1,648.75	0.32
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	6,144.59	1.21	6,144.59	1.21
Contract R&M	10,937.00	2.15	10,937.00	2.15
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	7,000.00	1.38	7,000.00	1.38
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	9,307.50	1.83	9,307.50	1.83
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	3,809.04	0.75	3,809.04	0.75
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	38,846.88	7.63	38,846.88	7.63
TAXES				
Real Estate Taxes	96,394.89	18.94	96,394.89	18.94
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	96,394.89	18.94	96,394.89	18.94
INSURANCE EXPENSE				
Package Insurance	10,314.96	2.03	10,314.96	2.03
Earthquake Insurance	2,168.35	0.43	2,168.35	0.43
Umbrella Insurance	2,798.04	0.55	2,798.04	0.55
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	15,281.35	3.00	15,281.35	3.00
TOTAL OPERATING EXPENSES	290,718.07	57.13	290,718.07	57.13
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	-50.00	-0.01	-50.00	-0.01
Late Charges	-150.00	-0.03	-150.00	-0.03
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	-11.14	0.00	-11.14	0.00
TOTAL OTHER INCOME	-211.14	-0.04	-211.14	-0.04
NET OPERATING INCOME	218,375.57	42.91	218,375.57	42.91
DEBT SERVICE EXPENSE				
Mortgage Interest	170,811.63	33.57	170,811.63	33.57
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	170,811.63	33.57	170,811.63	33.57
NET INC.BEFORE DEP.& TAX	47,563.94	9.35	47,563.94	9.35
DEPREC. & AMORT. EXPENSES				
Building Depreciation	162,449.12	31.92	162,449.12	31.92
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	20,000.04	3.93	20,000.04	3.93
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	5,812.08	1.14	5,812.08	1.14
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	3,580.56	0.70	3,580.56	0.70

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	191,841.80	37.70	191,841.80	37.70
NET INC.(LOSS) BEF.TAXES	-144,277.86	-28.35	-144,277.86	-28.35
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	800.00	0.16	800.00	0.16
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	800.00	0.16	800.00	0.16
NET INCOME (LOSS)BK	-145,077.86	-28.51	-145,077.86	-28.51
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	302,765.00	99.39	302,765.00	99.39
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	1,860.64	0.61	1,860.64	0.61
Commercial Recovery Income	0.00	0.00	0.00	0.00
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	304,625.64	100.00	304,625.64	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	16,294.50	5.35	16,294.50	5.35
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	0.00	0.00	0.00	0.00
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	-75.00	-0.02	-75.00	-0.02
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	16,219.50	5.32	16,219.50	5.32
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	0.00	0.00	0.00	0.00
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	163.00	0.05	163.00	0.05
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	78.18	0.03	78.18	0.03
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	1,759.14	0.58	1,759.14	0.58
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	2,000.32	0.66	2,000.32	0.66
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	14,878.97	4.88	14,878.97	4.88
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	18,165.90	5.96	18,165.90	5.96
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	33,044.87	10.85	33,044.87	10.85
UTILITIES EXPENSE				
Gas & Electricity	3,343.41	1.10	3,343.41	1.10
Utilities Credits or rebates	-686.52	-0.23	-686.52	-0.23
Sewer	0.00	0.00	0.00	0.00
Water	3,319.34	1.09	3,319.34	1.09
Garbage & Trash Removal	8,604.36	2.82	8,604.36	2.82
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	1,142.94	0.38	1,142.94	0.38
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	15,723.53	5.16	15,723.53	5.16
REPAIRS & MAINTENANCE				
R&M Unit	3,476.80	1.14	3,476.80	1.14
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	742.82	0.24	742.82	0.24
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	2,460.91	0.81	2,460.91	0.81
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	188.13	0.06	188.13	0.06
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	0.00	0.00	0.00	0.00
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	123.00	0.04	123.00	0.04
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	468.34	0.15	468.34	0.15
R&M - Electrical Supplies	0.00	0.00	0.00	0.00
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	35.82	0.01	35.82	0.01
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	0.00	0.00	0.00	0.00
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

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	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	12.95	0.00	12.95	0.00
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	2.83	0.00	2.83	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	7,511.60	2.47	7,511.60	2.47

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	490.03	0.16	490.03	0.16
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	0.00	0.00	0.00	0.00
Contract R&M	1,225.00	0.40	1,225.00	0.40
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	2,225.00	0.73	2,225.00	0.73
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	738.00	0.24	738.00	0.24
Contract - Landscaping	9,015.00	2.96	9,015.00	2.96
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	2,483.21	0.82	2,483.21	0.82
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	16,176.24	5.31	16,176.24	5.31
TAXES				
Real Estate Taxes	53,695.40	17.63	53,695.40	17.63
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	53,695.40	17.63	53,695.40	17.63
INSURANCE EXPENSE				
Package Insurance	5,734.12	1.88	5,734.12	1.88
Earthquake Insurance	3,035.69	1.00	3,035.69	1.00
Umbrella Insurance	1,621.62	0.53	1,621.62	0.53
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	10,391.43	3.41	10,391.43	3.41
TOTAL OPERATING EXPENSES	154,762.89	50.80	154,762.89	50.80
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	0.00	0.00	0.00	0.00
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	-2,395.00	-0.79	-2,395.00	-0.79
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	-79.83	-0.03	-79.83	-0.03
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-2,474.83	-0.81	-2,474.83	-0.81
NET OPERATING INCOME	152,337.58	50.01	152,337.58	50.01
DEBT SERVICE EXPENSE				
Mortgage Interest	108,698.31	35.68	108,698.31	35.68
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	108,698.31	35.68	108,698.31	35.68
NET INC.BEFORE DEP.& TAX	43,639.27	14.33	43,639.27	14.33
DEPREC. & AMORT. EXPENSES				
Building Depreciation	109,030.32	35.79	109,030.32	35.79
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	11,666.69	3.83	11,666.69	3.83
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	3,390.38	1.11	3,390.38	1.11
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	2,088.66	0.69	2,088.66	0.69

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	126,176.05	41.42	126,176.05	41.42
NET INC.(LOSS) BEF.TAXES	-82,536.78	-27.09	-82,536.78	-27.09
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	1,700.00	0.56	1,700.00	0.56
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	1,700.00	0.56	1,700.00	0.56
NET INCOME (LOSS)BK	-84,236.78	-27.65	-84,236.78	-27.65
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Exhibit A-3: Statement of Cash Flows for **Professional Investors 43, LLC** for period ending 9/1/2020

[Provide a statement of changes in cash position for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	505,142.50	99.27	505,142.50	99.27
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	2,904.51	0.57	2,904.51	0.57
Commercial Recovery Income	835.49	0.16	835.49	0.16
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	508,882.50	100.00	508,882.50	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	39,279.67	7.72	39,279.67	7.72
Promo/Move-In Incentives	2,495.00	0.49	2,495.00	0.49
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	29.43	0.01	29.43	0.01
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	626.77	0.12	626.77	0.12
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	1,363.02	0.27	1,363.02	0.27

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	-300.00	-0.06	-300.00	-0.06
Credit Check Fees Paid	86.70	0.02	86.70	0.02
TOTAL RENTING EXPENSE	43,580.59	8.56	43,580.59	8.56
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	0.00	0.00	0.00	0.00
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	1,072.00	0.21	1,072.00	0.21
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	2,128.62	0.42	2,128.62	0.42
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	3,200.62	0.63	3,200.62	0.63
MANAGEMENT EXPENSES				
Manager - Apartment Unit	2,940.00	0.58	2,940.00	0.58
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	14,338.12	2.82	14,338.12	2.82
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	2,500.00	0.49	2,500.00	0.49
Offsite Mgt Fee PFI	30,397.80	5.97	30,397.80	5.97
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	50,175.92	9.86	50,175.92	9.86
UTILITIES EXPENSE				
Gas & Electricity	5,360.33	1.05	5,360.33	1.05
Utilities Credits or rebates	-619.80	-0.12	-619.80	-0.12
Sewer	0.00	0.00	0.00	0.00
Water	3,613.90	0.71	3,613.90	0.71
Garbage & Trash Removal	13,492.00	2.65	13,492.00	2.65
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	1,097.43	0.22	1,097.43	0.22
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	22,943.86	4.51	22,943.86	4.51
REPAIRS & MAINTENANCE				
R&M Unit	6,317.08	1.24	6,317.08	1.24
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	120.24	0.02	120.24	0.02
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	185.19	0.04	185.19	0.04
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	1,100.00	0.22	1,100.00	0.22
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	1,327.00	0.26	1,327.00	0.26
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	3,915.48	0.77	3,915.48	0.77
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	1,392.36	0.27	1,392.36	0.27
R&M - Electrical Supplies	1,360.33	0.27	1,360.33	0.27
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	383.48	0.08	383.48	0.08
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	0.00	0.00	0.00	0.00
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	97.80	0.02	97.80	0.02
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	4,006.55	0.79	4,006.55	0.79
R&M - Painting Supplies	88.45	0.02	88.45	0.02
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	20,293.96	3.99	20,293.96	3.99

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	1,648.75	0.32	1,648.75	0.32
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	6,144.59	1.21	6,144.59	1.21
Contract R&M	10,937.00	2.15	10,937.00	2.15
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	7,000.00	1.38	7,000.00	1.38
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	9,307.50	1.83	9,307.50	1.83
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	3,809.04	0.75	3,809.04	0.75
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	38,846.88	7.63	38,846.88	7.63
TAXES				
Real Estate Taxes	96,394.89	18.94	96,394.89	18.94
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	96,394.89	18.94	96,394.89	18.94
INSURANCE EXPENSE				
Package Insurance	10,314.96	2.03	10,314.96	2.03
Earthquake Insurance	2,168.35	0.43	2,168.35	0.43
Umbrella Insurance	2,798.04	0.55	2,798.04	0.55
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	15,281.35	3.00	15,281.35	3.00
TOTAL OPERATING EXPENSES	290,718.07	57.13	290,718.07	57.13
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	-50.00	-0.01	-50.00	-0.01
Late Charges	-150.00	-0.03	-150.00	-0.03
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	-11.14	0.00	-11.14	0.00
TOTAL OTHER INCOME	-211.14	-0.04	-211.14	-0.04
NET OPERATING INCOME	218,375.57	42.91	218,375.57	42.91
DEBT SERVICE EXPENSE				
Mortgage Interest	170,811.63	33.57	170,811.63	33.57
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	170,811.63	33.57	170,811.63	33.57
NET INC.BEFORE DEP.& TAX	47,563.94	9.35	47,563.94	9.35
DEPREC. & AMORT. EXPENSES				
Building Depreciation	162,449.12	31.92	162,449.12	31.92
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	20,000.04	3.93	20,000.04	3.93
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	5,812.08	1.14	5,812.08	1.14
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	3,580.56	0.70	3,580.56	0.70

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	191,841.80	37.70	191,841.80	37.70
NET INC.(LOSS) BEF.TAXES	-144,277.86	-28.35	-144,277.86	-28.35
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	800.00	0.16	800.00	0.16
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	800.00	0.16	800.00	0.16
NET INCOME (LOSS)BK	-145,077.86	-28.51	-145,077.86	-28.51
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00
Adjustments				
Outside Management Income	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0.00
Period to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	64,778.21	6,456.99	-58,321.22	
1015 -Reserve Account	10,000.00	226,464.24	216,464.24	
Total Cash	74,778.21	232,921.23	158,143.02	
Year to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	64,778.21	6,456.99	-58,321.22	
1015 -Reserve Account	10,000.00	226,464.24	216,464.24	
Total Cash	74,778.21	232,921.23	158,143.02	

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	302,765.00	99.39	302,765.00	99.39
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	1,860.64	0.61	1,860.64	0.61
Commercial Recovery Income	0.00	0.00	0.00	0.00
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	304,625.64	100.00	304,625.64	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	16,294.50	5.35	16,294.50	5.35
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	0.00	0.00	0.00	0.00
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	-75.00	-0.02	-75.00	-0.02
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	16,219.50	5.32	16,219.50	5.32
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	0.00	0.00	0.00	0.00
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	163.00	0.05	163.00	0.05
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	78.18	0.03	78.18	0.03
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	1,759.14	0.58	1,759.14	0.58
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	2,000.32	0.66	2,000.32	0.66
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	14,878.97	4.88	14,878.97	4.88
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	18,165.90	5.96	18,165.90	5.96
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	33,044.87	10.85	33,044.87	10.85
UTILITIES EXPENSE				
Gas & Electricity	3,343.41	1.10	3,343.41	1.10
Utilities Credits or rebates	-686.52	-0.23	-686.52	-0.23
Sewer	0.00	0.00	0.00	0.00
Water	3,319.34	1.09	3,319.34	1.09
Garbage & Trash Removal	8,604.36	2.82	8,604.36	2.82
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	1,142.94	0.38	1,142.94	0.38
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	15,723.53	5.16	15,723.53	5.16
REPAIRS & MAINTENANCE				
R&M Unit	3,476.80	1.14	3,476.80	1.14
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	742.82	0.24	742.82	0.24
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	2,460.91	0.81	2,460.91	0.81
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	188.13	0.06	188.13	0.06
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

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	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	0.00	0.00	0.00	0.00
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	123.00	0.04	123.00	0.04
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	468.34	0.15	468.34	0.15
R&M - Electrical Supplies	0.00	0.00	0.00	0.00
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	35.82	0.01	35.82	0.01
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	0.00	0.00	0.00	0.00
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	12.95	0.00	12.95	0.00
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	2.83	0.00	2.83	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	7,511.60	2.47	7,511.60	2.47

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	490.03	0.16	490.03	0.16
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	0.00	0.00	0.00	0.00
Contract R&M	1,225.00	0.40	1,225.00	0.40
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	2,225.00	0.73	2,225.00	0.73
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	738.00	0.24	738.00	0.24
Contract - Landscaping	9,015.00	2.96	9,015.00	2.96
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	2,483.21	0.82	2,483.21	0.82
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	16,176.24	5.31	16,176.24	5.31
TAXES				
Real Estate Taxes	53,695.40	17.63	53,695.40	17.63
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	53,695.40	17.63	53,695.40	17.63
INSURANCE EXPENSE				
Package Insurance	5,734.12	1.88	5,734.12	1.88
Earthquake Insurance	3,035.69	1.00	3,035.69	1.00
Umbrella Insurance	1,621.62	0.53	1,621.62	0.53
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	10,391.43	3.41	10,391.43	3.41
TOTAL OPERATING EXPENSES	154,762.89	50.80	154,762.89	50.80
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	0.00	0.00	0.00	0.00
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	-2,395.00	-0.79	-2,395.00	-0.79
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	-79.83	-0.03	-79.83	-0.03
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-2,474.83	-0.81	-2,474.83	-0.81
NET OPERATING INCOME	152,337.58	50.01	152,337.58	50.01
DEBT SERVICE EXPENSE				
Mortgage Interest	108,698.31	35.68	108,698.31	35.68
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	108,698.31	35.68	108,698.31	35.68
NET INC.BEFORE DEP.& TAX	43,639.27	14.33	43,639.27	14.33
DEPREC. & AMORT. EXPENSES				
Building Depreciation	109,030.32	35.79	109,030.32	35.79
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	11,666.69	3.83	11,666.69	3.83
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	3,390.38	1.11	3,390.38	1.11
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	2,088.66	0.69	2,088.66	0.69

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	126,176.05	41.42	126,176.05	41.42
NET INC.(LOSS) BEF.TAXES	-82,536.78	-27.09	-82,536.78	-27.09
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	1,700.00	0.56	1,700.00	0.56
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	1,700.00	0.56	1,700.00	0.56
NET INCOME (LOSS)BK	-84,236.78	-27.65	-84,236.78	-27.65
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00
Adjustments				
Outside Management Income	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0.00
Period to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	6,456.99	7,009.07	552.08	
1015 -Reserve Account	226,464.24	86,464.24	-140,000.00	
Total Cash	232,921.23	93,473.31	-139,447.92	
Year to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	6,456.99	7,009.07	552.08	
1015 -Reserve Account	226,464.24	86,464.24	-140,000.00	
Total Cash	232,921.23	93,473.31	-139,447.92	

Exhibit A-4: Statement of Changes in Shareholders'/Partners' Equity (*Deficit*) for Professional Investors 43, LLC for period ending 9/1/2020

[Provide a statement of changes in shareholders'/partners equity (*deficit*) for the following periods:

(i) For the initial report:

a.the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b.the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The Debtor's professionals are in the process of conducting a forensic review of the Debtor's and controlled entities' records necessary to determine changes in the shareholders'/partners' equity ownership for the controlled entities. The Debtor will submit an updated report to the Court once this information is available.

Exhibit B: Description of Operations for Professional Investors 43, LLC

[Describe the nature and extent of the Debtor's interest in the Controlled Non-Debtor Entity.

Describe the business conducted and intended to be conducted by the Controlled Non-Debtor Entity, focusing on the entity's dominant business segments.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

The Controlled Non-Debtor Entity owns a residential property which is operated by PFI. The units are leased as residences to tenants.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit C: Description of Intercompany Claims

[List and describe the Controlled Non-Debtor Entity's claims against any other Controlled Non-Debtor Entity, together with the basis for such claims and whether each claim is contingent, unliquidated or disputed.

Describe the source of this information.]

The source of this information is derived for the companies' Accounting System.

Professional Investors 43, LLC appears to be owed approximately \$10,000 by Professional Financial Investors, Inc. in intercompany receivables.

Exhibit D: Allocation of Tax Liabilities and Assets

[Describe how income, losses, tax payments, tax refunds, or other tax attributes relating to federal, state, or local taxes have been allocated between or among the Controlled Non-Debtor Entity and one or more other Controlled Non-Debtor Entities.

Include a copy of each tax sharing or tax allocation agreement to which the entity is a party with any other Controlled Non-Debtor Entity.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System and conversations with the remaining employees of the company.

Tax liabilities are not allocated among or between any other Controlled Non-Debtor Entity.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit E: Description of Controlled Non-Debtor Entity's payments of Administrative Expenses, or Professional Fees otherwise payable by a Debtor

[Describe any payment made, or obligations incurred (or claims purchased), by the Controlled Non-Debtor Entity in connection with any claims, administrative expenses, or professional fees that have been or could be asserted against any Debtor.


Describe the source of this information.]

Based on a review of the Non-Debtor Entity's Accounting System records and conversations with current employees, the Debtor is not aware of any payments made or obligations incurred by the Controlled Non-Debtor Entity that would otherwise be payable by Debtor.



Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

 Exhibit A: Financial Statements for Professional Investors 44, LLC

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit A-1: Balance Sheet for Professional Investors 44, LLC as of 9/2/2020

[Provide a balance sheet dated as of the end of the most recent 3-month period of the current fiscal year and as of the end of the preceding fiscal year.]

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Balance Sheet

Period = Dec 2019

Book = Accrual

Current Balance**ASSETS****CURRENT ASSETS****CASH**

1010 - Checking	25,307.13
461 Bank Acct	0.00
501 Bank Acct	0.00
1015 -Reserve Account	642,378.14
1020 OLD Clearing	0.00
PFI First Community	0.00
Clearing	0.00
PISF Inc. Transfer	0.00
PFI Cash - Transfer	0.00
Money Market	0.00
Escrow Account	0.00
Fremont Checking Account	0.00
Interest Cash	0.00
Petty Cash	400.00
Cash Hammondale	0.00
Cash 461	0.00
Cash 501	0.00
TOTAL CASH	668,085.27

RECEIVABLES

Property Receivables	0.00
Loan Receivables	0.00
Other Receivables	0.00
Officer - Due to/from	0.00

ACCOUNTS RECEIVABLES

A/R Rent Due	0.00
A/R Other - Melissa B	0.00
A/R Other - People home equity	0.00
A/R Collections	0.00
A/R Security Deposits	0.00
TOTAL ACCOUNTS RECEIVABLES	0.00

RESERVES & PREPAIDS

Reserve - Insurance	6,191.87
Reserve - Improvements	0.00
Prepaid Maint. Contract	0.00
Prepaid - Leasing Comm.	0.00
Prepaid - Leasing Comm.	0.00
Prepaid Mortgage Interest	0.00
Prepaid Taxes	0.00
TOTAL RESERVES & PREPAIDS	6,191.87

TOTAL CURRENT ASSETS	674,277.14
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Balance Sheet

Period = Dec 2019

Book = Accrual

Current Balance**FIXED ASSETS**

Land - Hammondale	0.00
Land	1,820,000.00
Land - 501	0.00
Land - PI 20 LLC	0.00
Land - 200 Gate 5	0.00
Land - Duffy	0.00
Land - 49 Ignacio	0.00
Land - 350 Ignacio Suite 200	0.00
Land - PI 21 LLC	0.00
Land 30 Clay Court	0.00
Land - 690 DeLong	0.00
Building	7,160,000.00
Fixtures & Appliances	0.00
Improvements	0.00
Additional basis	0.00
Accum Depreciation	-195,272.73
Building - 501	0.00
Accum Depreciation Building - 501	0.00
Building - PI 20	0.00
A/D Building PI 20	0.00
Building - 200 Gate 5	0.00
Open	0.00
Accum Depreciation Gate 5	0.00
Buidling Duffy Place	0.00
Accum Depreciation Duffy Place	0.00
Building 49 Ignacio	0.00
Accum Depreciation 49 Ignacio	0.00
Building - Hammondale	0.00
Accum Depr Hammondale	0.00
350 Ignacio #200	0.00
A/D 350 Ignacio #200	0.00
350 Ignacio #101	0.00
A/D 350 Ignacio #101	0.00
Building - 30 Clay Ct.	0.00
A/D 30 Clay Ct.	0.00
Building 690 DeLong	0.00
A/D Building 690 DeLong	0.00
350 Ignacio #103	0.00
A/D 350 Ingacio #103	0.00
350 Ignacio #201	0.00
350 Ignacio # 203	0.00
A/D 350 Ignacio #203	0.00
350 Ignacio #100	0.00
A/D Ignacio #100	0.00
350 Ignacio #300	0.00
A/D 350 Ignacio #300	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Furniture and Fixtures	0.00
A/D Furn. & Fixt.	0.00
Furniture & Fixt Hamm	0.00
Furniture & Fixt Gate	0.00
A/D Furn./Fixt. Hamm	0.00
A/D Furn./Fixt. Gate	0.00
Computers	0.00
A/D Computers	0.00
A/V Equipment	0.00
Vehicles	0.00
A/D Vehicles	0.00
Tenant Imp. 350 Ignacio	0.00
A/D Tenant Imp.	0.00
Acum. Gain (Loss) Gate	0.00
Accum. Gain (Loss) Hamm	0.00
Accum. Gain (Loss) 501	0.00
Accum Gain Loss - 461	0.00
Accum Depreciation Fixed Assets	0.00
NET FIXED ASSETS	8,784,727.27
 ACQUISITION ASSETS	
Closing Costs	14,955.00
A/A Closing Costs	0.00
Syndication Costs	0.00
Loan Fees	37,112.00
Accum Amort Loan Fees	-3,711.43
Personal Property	120,000.00
Accum Depreciation Personal Property	-18,000.00
Organization Costs	58,228.78
Accum Amort Organization Costs	0.00
NET ACQUISITION ASSETS	208,584.35
 CAPITALIZED IMPROVEMENTS	
Improvements Prior 2000	0.00
2001 Bathroom Improvements	0.00
2001 Kitchen Improvements	0.00
2001 Floor Improvements	0.00
2001 Window Improvements	0.00
2001 Building Improvements	0.00
2001 Roof Improvements	0.00
2001 Other Improvements	0.00
2002 Bathroom Improvements	0.00
2002 Kitchen Improvements	0.00
2002 Floor Improvements	0.00
2002 Window Improvements	0.00
2002 Building Improvements	0.00
2002 Roof Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2002 Other Improvements	0.00
2002 Improvement Salaries	0.00
2003 Bathroom Improvements	0.00
2003 Kitchen Improvements	0.00
2003 Floor Improvements	0.00
2003 Window Improvements	0.00
461-2003 Windows Improvements	0.00
501-2003 Window Improvement	0.00
2003 Building Improvements	0.00
461-2003 Building Improvements	0.00
501-2003 Building Improvements	0.00
2003 Roof Improvements	0.00
2003 Other Improvements	0.00
461-2003 Other Improvements	0.00
501-2003 Other Improvements	0.00
2004 Bathroom Improvements	0.00
2004 Kitchen Improvements	0.00
2004 Floor Improvements	0.00
461-2004 Floor Improvements	0.00
501-2004 Floor Improvements	0.00
2004 Window Improvements	0.00
461-2004 Window Improvements	0.00
501-2004 Window Improvements	0.00
2004 Building Improvements	0.00
2004 Roof Improvements	0.00
2004 Other Improvements	0.00
461-2004 Other Improvements	0.00
501-2004 Other Improvements	0.00
2005 Bathroom Improvements	0.00
2005 Kitchen Improvements	0.00
461-2005 Kitchen Improvements	0.00
501-2005 Kitchen Improvements	0.00
2005 Floor Improvements	0.00
461-2005 Floor Improvements	0.00
501-2005 Floor Improvements	0.00
2005 Window Improvements	0.00
2005 Building Improvements	0.00
2005 Roof Improvements	0.00
2005 Other Improvements	0.00
461-2005 Other Improvements	0.00
501-2005 Other Improvements	0.00
2005 Improvement Salaries	0.00
2006 Bathroom Improvements	0.00
2006 Kitchen Improvements	0.00
461-2006 Kitchen Improvements	0.00
501-2006 Kitchen Improvements	0.00
2006 Floor Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
461-2006 Floor Improvements	0.00
501-2006 Floor Improvements	0.00
2006 Window Improvements	0.00
2006 Building Improvements	0.00
461-2006 Building Improvements	0.00
501-2006 Building Improvements	0.00
2006 Roof Improvements	0.00
2006 Other Improvements	0.00
2007 Bathroom Improvements	0.00
461-2007 Bathroom Improvements	0.00
501-2007 Bathroom Improvements	0.00
2007 Kitchen Improvements	0.00
2007 Floor Improvements	0.00
461-2007 Floor Improvements	0.00
501-2007 Floor Improvements	0.00
2007 Window Improvements	0.00
2007 Building Improvements	0.00
461-2007 Building Improvements	0.00
501-2007 Building Improvements	0.00
2007 Roof Improvements	0.00
2007 Other Improvements	0.00
461-2007 Other Improvements	0.00
501-2007 Other Improvements	0.00
2008 Bathroom Improvements	0.00
461-2008 Bathrooms Improvements	0.00
501-2008 Bathroom Improvements	0.00
2008 Kitchen Improvements	0.00
461-2008 Kitchen Improvements	0.00
501-2008 Kitchen Improvements	0.00
2008 Floor Improvements	0.00
461-2008 Floor Improvements	0.00
501-2008 Floor Improvements	0.00
2008 Window Improvements	0.00
2008 Building Improvements	0.00
2008 Roof Improvements	0.00
2008 Other Improvements	0.00
461-2008 Other Improvements	0.00
501-2008 Other Improvements	0.00
2009 Bathroom Improvements	0.00
2009 Kitchen Improvements	0.00
2009 Floor Improvements	0.00
2009 Window Improvements	0.00
2009 Building Improvements	0.00
2009 Roof Improvements	0.00
2009 Other Improvements	0.00
461-2009 Other Improvements	0.00
501-2009 Other Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2010 Other Improvements	0.00
2011 Other Improvements	0.00
2012 Other Improvements	0.00
2013 Other Improvements	0.00
2013-Roof Improvement	0.00
2014 Other Improvements	0.00
2014 T/O Misc. Expense	0.00
2014 T/O Materials	0.00
2014 T/O Outside Vendor	0.00
2014 - Roof	0.00
2015 Other Improvements	0.00
T/O Misc. Exp.	0.00
2015 T/O Materiales	0.00
T/O Outside Vendor	0.00
2016 Other Improvements	0.00
2016 T/O Misc. Exp.	0.00
2016 T/O Materials	0.00
2016 T/O outside vendors	0.00
2016 Hills Assessments	0.00
2017 Other Improvements	0.00
2017 T/O Misc. Exp.	0.00
2017 T/O Materials	0.00
2017 T/O Outside Vendor	0.00
2017 Hills Assessments	0.00
2018 Other Improvements	550.00
2018 T/O Misc. Exp.	0.00
2018 T/O Materials	0.00
2018 T/O Outside Vendor	0.00
2018 Hills Assessments	0.00
2019 Other Improvements	149,771.85
2019 T/O Misc. Exp.	0.00
2019 T/O Materials	25,853.25
2019 T/O Outside Vendor	56,540.00
2019 Hills Assessments	0.00
2020 Other Improvements	0.00
2020 T/O Misc. Exp.	0.00
2020 T/O Materials	0.00
2020 T/O Outside Vendor	0.00
2020 Hills Assessments	0.00
TOTAL CAPITAL IMPROVEMENTS	232,715.10
Accum Deprec - Capital Improvements	6,385.37
NET CAPITALIZED IMPROVEMENTS	226,329.73
 OTHER ASSETS	
Security Deposits	0.00
Investment - LLC 21	0.00
Investment - LLC 24	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Investment - LLC 27	0.00
Investment - LLC 28	0.00
Investment - LLC 29	0.00
Investment - LLC 25	0.00
Investment - LLC 26	0.00
Investment - LLC 31	0.00
Investment - LLC 34	0.00
Investment - LLC 35	0.00
Investment - LLC 36	0.00
Investment LLC 37	0.00
Investment LLC 38	0.00
Investment - LLC 39	0.00
Investment - LLC 40	0.00
Investment - LLC 41	0.00
Investment - LLC 42	0.00
Investment - LLC 43	0.00
	0.00
investment - LLC 45	0.00
<i>Investment in 48</i>	<i>0.00</i>
BofA Teller Rental	0.00
Investment - 16914	0.00
Investment - Rafael Gardens	0.00
Investment - 1129 3rd Street	0.00
LP Units	0.00
Investment - US Performing Arts	0.00
Investment - Marin CoWork	0.00
Limited Liability Companies	0.00
LONG TERM RECEIVABLES	
PISF I	0.00
Duffy Due to/from	0.00
PISF III	0.00
PISF IV	0.00
PISF VI	0.00
PISF VII	0.00
PISF IX	0.00
PISF XI	0.00
PISF XII	0.00
PISF XIII	0.00
PISF XIV	0.00
PISF XV	0.00
PISF XVI	0.00
PISF XVII	0.00
PISF XVIII	0.00
461 Due To/From	0.00
501 Due/To From	0.00
Hammondale Due To/From	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
21 Due/to From	0.00
In process Lease litigation	0.00
LLC 20	0.00
LLC 21	0.00
LLC 22	0.00
LLC 23	0.00
LLC 24	0.00
LLC 25	0.00
LLC 26	0.00
LLC 27	0.00
LLC 28	0.00
LLC 29	0.00
LLC 30	0.00
LLC 30	0.00
LLC 31	0.00
LLC 32	0.00
LLC 33	0.00
LLC 34	0.00
LLC 35	0.00
LLC 36	0.00
LLC 37	0.00
LLC 38	0.00
LLC 39	0.00
LLC 40	0.00
LLC 41	0.00
LLC 42	0.00
LLC 43	0.00
LLC 44	0.00
LLC 45	0.00
LLC 46	0.00
LLC 47	0.00
LLC 48	0.00
Due to/from LLC 49	0.00
PI LLC 50	0.00
PI 51 LLC	0.00
Due to/from Gate 5	0.00
PV 1 Due to/from	0.00
885 Due to/from	0.00
107 Due to/from	0.00
481 Due to/from	0.00
515 Due to/from	0.00
300 Due to/From PISF	0.00
Paul Drive Due to/from	0.00
353 BMK due to/from	0.00
49 Ignacio due to/from	0.00
Due To/From GP	0.00
Due To/From 16914	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Due To/From PISF, Inc.	0.00
Due To/From PIM	0.00
Note Receivable	0.00
7200 Redwood Due to/From	0.00
355 Due to / from	0.00
Due to/from 350 Ignacio Assoc.	0.00
1222 Due to/from	0.00
419 Prospect due to/from	0.00
TOTAL ASSETS	9,893,918.49
LIABILITIES & EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	20,388.06
Deferred Revenue	0.00
Unearned Rent	324.00
FTB Taxes Payable	0.00
PPP Loan	0.00
Property Tax Payable	0.00
Insurance Payable	0.00
Accrued Expenses	0.00
TOTAL CURRENT LIABILITIES	20,712.06
LONG TERM LIABILITIES	
Notes Payable	0.00
Notes Payable LLC 48	0.00
Deed of Trust Payable	0.00
Accrued Interest	0.00
Security Deposits Liability	38,620.00
Security Deposit Clearing	0.00
Pet Deposit Payable	0.00
Unearned Income	0.00
Mortgage Payable	4,200,000.00
1st Mortgage 461	0.00
2nd Mortgage 461	0.00
1st Mortgage 501	0.00
1st Deed 350, Suite 201	0.00
2nd Deed 350, Suite 201	0.00
1st Deed 350, Suite 200	0.00
First Mortgage 350 Suite 203	0.00
1st Deed 350 Suites 101, 103	0.00
Other Liabilities	80,442.50
Accum K-1 Losses	0.00
1st Mortgage Gate 5	0.00
2nd Deed Gate 5	0.00
1st Mortgage Duffy Place	0.00
2nd Deed Duffy Place	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
1st Mortgage 49 Ignacio	0.00
2nd Deed 49 Ignacio	0.00
TOTAL LONG TERM LIABILITIES	4,319,062.50
TOTAL LIABILITIES	4,339,774.56
EQUITY	
Common Stock	0.00
Capital Contributions	5,356,500.00
Capital Receivable	0.00
Less: Repurchased Units	0.00
TIC Ownership	643,500.00
L.P. Distributions	0.00
G.P. Distributions	0.00
Premium on Repurch Units	0.00
Previous Period Adjmts	0.00
Member Distribution	-257,888.72
Dist. 38 to 20	0.00
Dist. 38 to 21	0.00
Dist. 37 to 22	0.00
Inter Co. PFI - PV1	0.00
Inter Co PFI - Gate 5	0.00
Inter Co PFI - Duffy	0.00
Inter Co PFI - Hamm	0.00
Inter Co PFI - 107	0.00
Inter Co PFI - 461	0.00
Inter Co PFI - 501	0.00
Inter Co PFI - 49	0.00
Inter Co PFI - 885	0.00
Inter Co. PFI - 515	0.00
Inter-Co PFI - 355	0.00
InterCo PFI - 7200	0.00
InterCo PFI-117	0.00
InterCo PFI - 7 Merry	0.00
InterCo PFI - 16914	0.00
InterCo PFI - Paul	0.00
InterCo PFI - 353	0.00
InterCo PFI - 1506	0.00
InterCo PFI - 1222	0.00
InterCo PFI - 419	0.00
Inter Co PFI - 19 Merrydale	0.00
Inter Co PFI - 1129	0.00
Inter Co PFI - 1315	0.00
Inter-Co. PFI - 1732	0.00
Inter-Co PFI-390	0.00
Inter Co PFI-santaland	0.00
Retained Earnings	0.00
Retained Earnings - Owned Properties	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
K1-Losses	0.00
Net Income (Loss) Current	-187,967.35
Appliance Depreciation	0.00
TOTAL EQUITY	5,554,143.93
TOTAL LIABILITIES & EQUITY	9,893,918.49
Total of All	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

Current Balance**ASSETS****CURRENT ASSETS****CASH**

1010 - Checking	24,629.59
461 Bank Acct	0.00
501 Bank Acct	0.00
1015 -Reserve Account	173,378.14
1020 OLD Clearing	0.00
PFI First Community	0.00
Clearing	0.00
PISF Inc. Transfer	0.00
PFI Cash - Transfer	0.00
Money Market	0.00
Escrow Account	0.00
Fremont Checking Account	0.00
Interest Cash	0.00
Petty Cash	400.00
Cash Hammondale	0.00
Cash 461	0.00
Cash 501	0.00
TOTAL CASH	198,407.73

RECEIVABLES

Property Receivables	0.00
Loan Receivables	0.00
Other Receivables	0.00
Officer - Due to/from	0.00

ACCOUNTS RECEIVABLES

A/R Rent Due	1,652.00
A/R Other - Melissa B	0.00
A/R Other - People home equity	0.00
A/R Collections	0.00
A/R Security Deposits	0.00
TOTAL ACCOUNTS RECEIVABLES	1,652.00

RESERVES & PREPAIDS

Reserve - Insurance	18,919.58
Reserve - Improvements	0.00
Prepaid Maint. Contract	1,161.90
Prepaid - Leasing Comm.	0.00
Prepaid - Leasing Comm.	0.00
Prepaid Mortgage Interest	0.00
Prepaid Taxes	0.00
TOTAL RESERVES & PREPAIDS	20,081.48
TOTAL CURRENT ASSETS	220,141.21

Balance Sheet

Period = Jul 2020

Book = Accrual

Current Balance**FIXED ASSETS**

Land - Hammondale	0.00
Land	1,820,000.00
Land - 501	0.00
Land - PI 20 LLC	0.00
Land - 200 Gate 5	0.00
Land - Duffy	0.00
Land - 49 Ignacio	0.00
Land - 350 Ignacio Suite 200	0.00
Land - PI 21 LLC	0.00
Land 30 Clay Court	0.00
Land - 690 DeLong	0.00
Building	7,160,000.00
Fixtures & Appliances	0.00
Improvements	0.00
Additional basis	0.00
Accum Depreciation	-347,151.52
Building - 501	0.00
Accum Depreciation Building - 501	0.00
Building - PI 20	0.00
A/D Building PI 20	0.00
Building - 200 Gate 5	0.00
Open	0.00
Accum Depreciation Gate 5	0.00
Buidling Duffy Place	0.00
Accum Depreciation Duffy Place	0.00
Building 49 Ignacio	0.00
Accum Depreciation 49 Ignacio	0.00
Building - Hammondale	0.00
Accum Depr Hammondale	0.00
350 Ignacio #200	0.00
A/D 350 Ignacio #200	0.00
350 Ignacio #101	0.00
A/D 350 Ignacio #101	0.00
Building - 30 Clay Ct.	0.00
A/D 30 Clay Ct.	0.00
Building 690 DeLong	0.00
A/D Building 690 DeLong	0.00
350 Ignacio #103	0.00
A/D 350 Ingacio #103	0.00
350 Ignacio #201	0.00
350 Ignacio # 203	0.00
A/D 350 Ignacio #203	0.00
350 Ignacio #100	0.00
A/D Ignacio #100	0.00
350 Ignacio #300	0.00
A/D 350 Ignacio #300	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Furniture and Fixtures	0.00
A/D Furn. & Fixt.	0.00
Furniture & Fixt Hamm	0.00
Furniture & Fixt Gate	0.00
A/D Furn./Fixt. Hamm	0.00
A/D Furn./Fixt. Gate	0.00
Computers	0.00
A/D Computers	0.00
A/V Equipment	0.00
Vehicles	0.00
A/D Vehicles	0.00
Tenant Imp. 350 Ignacio	0.00
A/D Tenant Imp.	0.00
Acum. Gain (Loss) Gate	0.00
Accum. Gain (Loss) Hamm	0.00
Accum. Gain (Loss) 501	0.00
Accum Gain Loss - 461	0.00
Accum Depreciation Fixed Assets	0.00
NET FIXED ASSETS	8,632,848.48
 ACQUISITION ASSETS	
Closing Costs	14,955.00
A/A Closing Costs	0.00
Syndication Costs	0.00
Loan Fees	37,112.00
Accum Amort Loan Fees	-5,876.32
Personal Property	120,000.00
Accum Depreciation Personal Property	-32,000.00
Organization Costs	58,228.78
Accum Amort Organization Costs	0.00
NET ACQUISITION ASSETS	192,419.46
 CAPITALIZED IMPROVEMENTS	
Improvements Prior 2000	0.00
2001 Bathroom Improvements	0.00
2001 Kitchen Improvements	0.00
2001 Floor Improvements	0.00
2001 Window Improvements	0.00
2001 Building Improvements	0.00
2001 Roof Improvements	0.00
2001 Other Improvements	0.00
2002 Bathroom Improvements	0.00
2002 Kitchen Improvements	0.00
2002 Floor Improvements	0.00
2002 Window Improvements	0.00
2002 Building Improvements	0.00
2002 Roof Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2002 Other Improvements	0.00
2002 Improvement Salaries	0.00
2003 Bathroom Improvements	0.00
2003 Kitchen Improvements	0.00
2003 Floor Improvements	0.00
2003 Window Improvements	0.00
461-2003 Windows Improvements	0.00
501-2003 Window Improvement	0.00
2003 Building Improvements	0.00
461-2003 Building Improvements	0.00
501-2003 Building Improvements	0.00
2003 Roof Improvements	0.00
2003 Other Improvements	0.00
461-2003 Other Improvements	0.00
501-2003 Other Improvements	0.00
2004 Bathroom Improvements	0.00
2004 Kitchen Improvements	0.00
2004 Floor Improvements	0.00
461-2004 Floor Improvements	0.00
501-2004 Floor Improvements	0.00
2004 Window Improvements	0.00
461-2004 Window Improvements	0.00
501-2004 Window Improvements	0.00
2004 Building Improvements	0.00
2004 Roof Improvements	0.00
2004 Other Improvements	0.00
461-2004 Other Improvements	0.00
501-2004 Other Improvements	0.00
2005 Bathroom Improvements	0.00
2005 Kitchen Improvements	0.00
461-2005 Kitchen Improvements	0.00
501-2005 Kitchen Improvements	0.00
2005 Floor Improvements	0.00
461-2005 Floor Improvements	0.00
501-2005 Floor Improvements	0.00
2005 Window Improvements	0.00
2005 Building Improvements	0.00
2005 Roof Improvements	0.00
2005 Other Improvements	0.00
461-2005 Other Improvements	0.00
501-2005 Other Improvements	0.00
2005 Improvement Salaries	0.00
2006 Bathroom Improvements	0.00
2006 Kitchen Improvements	0.00
461-2006 Kitchen Improvements	0.00
501-2006 Kitchen Improvements	0.00
2006 Floor Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
461-2006 Floor Improvements	0.00
501-2006 Floor Improvements	0.00
2006 Window Improvements	0.00
2006 Building Improvements	0.00
461-2006 Building Improvements	0.00
501-2006 Building Improvements	0.00
2006 Roof Improvements	0.00
2006 Other Improvements	0.00
2007 Bathroom Improvements	0.00
461-2007 Bathroom Improvements	0.00
501-2007 Bathroom Improvements	0.00
2007 Kitchen Improvements	0.00
2007 Floor Improvements	0.00
461-2007 Floor Improvements	0.00
501-2007 Floor Improvements	0.00
2007 Window Improvements	0.00
2007 Building Improvements	0.00
461-2007 Building Improvements	0.00
501-2007 Building Improvements	0.00
2007 Roof Improvements	0.00
2007 Other Improvements	0.00
461-2007 Other Improvements	0.00
501-2007 Other Improvements	0.00
2008 Bathroom Improvements	0.00
461-2008 Bathrooms Improvements	0.00
501-2008 Bathroom Improvements	0.00
2008 Kitchen Improvements	0.00
461-2008 Kitchen Improvements	0.00
501-2008 Kitchen Improvements	0.00
2008 Floor Improvements	0.00
461-2008 Floor Improvements	0.00
501-2008 Floor Improvements	0.00
2008 Window Improvements	0.00
2008 Building Improvements	0.00
2008 Roof Improvements	0.00
2008 Other Improvements	0.00
461-2008 Other Improvements	0.00
501-2008 Other Improvements	0.00
2009 Bathroom Improvements	0.00
2009 Kitchen Improvements	0.00
2009 Floor Improvements	0.00
2009 Window Improvements	0.00
2009 Building Improvements	0.00
2009 Roof Improvements	0.00
2009 Other Improvements	0.00
461-2009 Other Improvements	0.00
501-2009 Other Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2010 Other Improvements	0.00
2011 Other Improvements	0.00
2012 Other Improvements	0.00
2013 Other Improvements	0.00
2013-Roof Improvement	0.00
2014 Other Improvements	0.00
2014 T/O Misc. Expense	0.00
2014 T/O Materials	0.00
2014 T/O Outside Vendor	0.00
2014 - Roof	0.00
2015 Other Improvements	0.00
T/O Misc. Exp.	0.00
2015 T/O Materiales	0.00
T/O Outside Vendor	0.00
2016 Other Improvements	0.00
2016 T/O Misc. Exp.	0.00
2016 T/O Materials	0.00
2016 T/O outside vendors	0.00
2016 Hills Assessments	0.00
2017 Other Improvements	0.00
2017 T/O Misc. Exp.	0.00
2017 T/O Materials	0.00
2017 T/O Outside Vendor	0.00
2017 Hills Assessments	0.00
2018 Other Improvements	550.00
2018 T/O Misc. Exp.	0.00
2018 T/O Materials	0.00
2018 T/O Outside Vendor	0.00
2018 Hills Assessments	0.00
2019 Other Improvements	149,771.85
2019 T/O Misc. Exp.	0.00
2019 T/O Materials	25,853.25
2019 T/O Outside Vendor	56,540.00
2019 Hills Assessments	0.00
2020 Other Improvements	128,819.35
2020 T/O Misc. Exp.	1,026.60
2020 T/O Materials	14,637.89
2020 T/O Outside Vendor	25,834.00
2020 Hills Assessments	0.00
TOTAL CAPITAL IMPROVEMENTS	403,032.94
Accum Deprec - Capital Improvements	7,462.88
NET CAPITALIZED IMPROVEMENTS	395,570.06
 OTHER ASSETS	
Security Deposits	0.00
Investment - LLC 21	0.00
Investment - LLC 24	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Investment - LLC 27	0.00
Investment - LLC 28	0.00
Investment - LLC 29	0.00
Investment - LLC 25	0.00
Investment - LLC 26	0.00
Investment - LLC 31	0.00
Investment - LLC 34	0.00
Investment - LLC 35	0.00
Investment - LLC 36	0.00
Investment LLC 37	0.00
Investment LLC 38	0.00
Investment - LLC 39	0.00
Investment - LLC 40	0.00
Investment - LLC 41	0.00
Investment - LLC 42	0.00
Investment - LLC 43	0.00
	0.00
investment - LLC 45	0.00
<i>Investment in 48</i>	<i>0.00</i>
BofA Teller Rental	0.00
Investment - 16914	0.00
Investment - Rafael Gardens	0.00
Investment - 1129 3rd Street	0.00
LP Units	0.00
Investment - US Performing Arts	0.00
Investment - Marin CoWork	0.00
Limited Liability Companies	0.00
LONG TERM RECEIVABLES	
PISF I	0.00
Duffy Due to/from	0.00
PISF III	0.00
PISF IV	0.00
PISF VI	0.00
PISF VII	0.00
PISF IX	0.00
PISF XI	0.00
PISF XII	0.00
PISF XIII	0.00
PISF XIV	0.00
PISF XV	0.00
PISF XVI	0.00
PISF XVII	0.00
PISF XVIII	0.00
461 Due To/From	0.00
501 Due/To From	0.00
Hammondale Due To/From	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
21 Due/to From	0.00
In process Lease litigation	0.00
LLC 20	0.00
LLC 21	0.00
LLC 22	0.00
LLC 23	0.00
LLC 24	0.00
LLC 25	0.00
LLC 26	0.00
LLC 27	0.00
LLC 28	0.00
LLC 29	0.00
LLC 30	0.00
LLC 30	0.00
LLC 31	0.00
LLC 32	0.00
LLC 33	0.00
LLC 34	0.00
LLC 35	0.00
LLC 36	0.00
LLC 37	0.00
LLC 38	0.00
LLC 39	0.00
LLC 40	0.00
LLC 41	0.00
LLC 42	0.00
LLC 43	0.00
LLC 44	0.00
LLC 45	0.00
LLC 46	0.00
LLC 47	0.00
LLC 48	0.00
Due to/from LLC 49	0.00
PI LLC 50	0.00
PI 51 LLC	0.00
Due to/from Gate 5	0.00
PV 1 Due to/from	0.00
885 Due to/from	0.00
107 Due to/from	0.00
481 Due to/from	0.00
515 Due to/from	0.00
300 Due to/From PISF	0.00
Paul Drive Due to/from	0.00
353 BMK due to/from	0.00
49 Ignacio due to/from	0.00
Due To/From GP	50,000.00
Due To/From 16914	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Due To/From PISF, Inc.	0.00
Due To/From PIM	0.00
Note Receivable	0.00
7200 Redwood Due to/From	0.00
355 Due to / from	0.00
Due to/from 350 Ignacio Assoc.	0.00
1222 Due to/from	0.00
419 Prospect due to/from	0.00
TOTAL LONG TERM RECEIVABLES	50,000.00
TOTAL ASSETS	9,490,979.21
LIABILITIES & EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	0.00
Deferred Revenue	0.00
Unearned Rent	0.00
FTB Taxes Payable	0.00
PPP Loan	0.00
Property Tax Payable	10,476.67
Insurance Payable	0.00
Accrued Expenses	0.00
TOTAL CURRENT LIABILITIES	10,476.67
LONG TERM LIABILITIES	
Notes Payable	0.00
Notes Payable LLC 48	0.00
Deed of Trust Payable	0.00
Accrued Interest	0.00
Security Deposits Liability	42,815.00
Security Deposit Clearing	0.00
Pet Deposit Payable	0.00
Unearned Income	0.00
Mortgage Payable	4,200,000.00
1st Mortgage 461	0.00
2nd Mortgage 461	0.00
1st Mortgage 501	0.00
1st Deed 350, Suite 201	0.00
2nd Deed 350, Suite 201	0.00
1st Deed 350, Suite 200	0.00
First Mortgage 350 Suite 203	0.00
1st Deed 350 Suites 101, 103	0.00
Other Liabilities	80,442.50
Accum K-1 Losses	0.00
1st Mortgage Gate 5	0.00
2nd Deed Gate 5	0.00
1st Mortgage Duffy Place	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2nd Deed Duffy Place	0.00
1st Mortgage 49 Ignacio	0.00
2nd Deed 49 Ignacio	0.00
TOTAL LONG TERM LIABILITIES	4,323,257.50
TOTAL LIABILITIES	4,333,734.17
EQUITY	
Common Stock	0.00
Capital Contributions	5,356,500.00
Capital Receivable	0.00
Less: Repurchased Units	0.00
TIC Ownership	643,500.00
L.P. Distributions	0.00
G.P. Distributions	0.00
Premium on Repurch Units	0.00
Previous Period Adjmts	0.00
Member Distribution	-476,460.15
Dist. 38 to 20	0.00
Dist. 38 to 21	0.00
Dist. 37 to 22	0.00
Inter Co. PFI - PV1	0.00
Inter Co PFI - Gate 5	0.00
Inter Co PFI - Duffy	0.00
Inter Co PFI - Hamm	0.00
Inter Co PFI - 107	0.00
Inter Co PFI - 461	0.00
Inter Co PFI - 501	0.00
Inter Co PFI - 49	0.00
Inter Co PFI - 885	0.00
Inter Co. PFI - 515	0.00
Inter-Co PFI - 355	0.00
InterCo PFI - 7200	0.00
InterCo PFI-117	0.00
InterCo PFI - 7 Merry	0.00
InterCo PFI - 16914	0.00
InterCo PFI - Paul	0.00
InterCo PFI - 353	0.00
InterCo PFI - 1506	0.00
InterCo PFI - 1222	0.00
InterCo PFI - 419	0.00
Inter Co PFI - 19 Merrydale	0.00
Inter Co PFI - 1129	0.00
Inter Co PFI - 1315	0.00
Inter-Co. PFI - 1732	0.00
Inter-Co PFI-390	0.00
Inter Co PFI-santaland	0.00
Retained Earnings	-187,967.35

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Retained Earnings - Owned Properties	0.00
K1-Losses	0.00
Net Income (Loss) Current	-178,327.46
Appliance Depreciation	0.00
TOTAL EQUITY	5,157,245.04
TOTAL LIABILITIES & EQUITY	9,490,979.21
Total of All	0.00

Exhibit A-2: Statement of Income (*Loss*) for **Professional Investors 44, LLC** for period ending 9/2/2020

[Provide a statement of income (*loss*) for the following periods:

(i) For the initial report:

- a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and
- b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	432,184.03	99.35	432,184.03	99.35
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	2,843.00	0.65	2,843.00	0.65
Commercial Recovery Income	0.00	0.00	0.00	0.00
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	435,027.03	100.00	435,027.03	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	26,306.67	6.05	26,306.67	6.05
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	0.00	0.00	0.00	0.00
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	2,286.00	0.53	2,286.00	0.53

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	43.35	0.01	43.35	0.01
TOTAL RENTING EXPENSE	28,636.02	6.58	28,636.02	6.58
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	0.00	0.00	0.00	0.00
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	810.00	0.19	810.00	0.19
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	227.00	0.05	227.00	0.05
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	1,463.68	0.34	1,463.68	0.34
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	2,500.68	0.57	2,500.68	0.57
MANAGEMENT EXPENSES				
Manager - Apartment Unit	12,870.00	2.96	12,870.00	2.96
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	17,675.06	4.06	17,675.06	4.06
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	27,693.00	6.37	27,693.00	6.37
Finders Fees	2,000.00	0.46	2,000.00	0.46
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

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	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	179.33	0.04	179.33	0.04
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	60,417.39	13.89	60,417.39	13.89
UTILITIES EXPENSE				
Gas & Electricity	7,255.03	1.67	7,255.03	1.67
Utilities Credits or rebates	-666.20	-0.15	-666.20	-0.15
Sewer	0.00	0.00	0.00	0.00
Water	4,315.53	0.99	4,315.53	0.99
Garbage & Trash Removal	8,055.21	1.85	8,055.21	1.85
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	0.00	0.00	0.00	0.00
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	18,959.57	4.36	18,959.57	4.36
REPAIRS & MAINTENANCE				
R&M Unit	5,536.87	1.27	5,536.87	1.27
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	100.02	0.02	100.02	0.02
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	2,265.00	0.52	2,265.00	0.52
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	1,617.00	0.37	1,617.00	0.37
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	3,652.53	0.84	3,652.53	0.84
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	2,981.24	0.69	2,981.24	0.69
R&M - Electrical Supplies	356.14	0.08	356.14	0.08
R&M - Landscaping Supplies	2,012.49	0.46	2,012.49	0.46
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	177.07	0.04	177.07	0.04
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	169.28	0.04	169.28	0.04
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	400.12	0.09	400.12	0.09
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	19,267.76	4.43	19,267.76	4.43

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	199.00	0.05	199.00	0.05
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

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	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	555.00	0.13	555.00	0.13
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	0.00	0.00	0.00	0.00
Contract R&M	1,780.00	0.41	1,780.00	0.41
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	0.00	0.00	0.00	0.00
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	13,865.00	3.19	13,865.00	3.19
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	16,399.00	3.77	16,399.00	3.77
TAXES				
Real Estate Taxes	96,756.98	22.24	96,756.98	22.24
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	96,756.98	22.24	96,756.98	22.24
INSURANCE EXPENSE				
Package Insurance	12,772.50	2.94	12,772.50	2.94
Earthquake Insurance	4,091.65	0.94	4,091.65	0.94
Umbrella Insurance	2,148.30	0.49	2,148.30	0.49
Flood Insurance	9,917.50	2.28	9,917.50	2.28
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

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	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	28,929.95	6.65	28,929.95	6.65
TOTAL OPERATING EXPENSES	271,867.35	62.49	271,867.35	62.49
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	-25.00	-0.01	-25.00	-0.01
Late Charges	-400.00	-0.09	-400.00	-0.09
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-425.00	-0.10	-425.00	-0.10
NET OPERATING INCOME	163,584.68	37.60	163,584.68	37.60
DEBT SERVICE EXPENSE				
Mortgage Interest	127,382.50	29.28	127,382.50	29.28
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	127,382.50	29.28	127,382.50	29.28
NET INC.BEFORE DEP.& TAX	36,202.18	8.32	36,202.18	8.32
DEPREC. & AMORT. EXPENSES				
Building Depreciation	195,272.73	44.89	195,272.73	44.89
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	18,000.00	4.14	18,000.00	4.14
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	6,385.37	1.47	6,385.37	1.47
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	3,711.43	0.85	3,711.43	0.85

Income Statement

Period = Jan 2019-Dec 2019

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	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	223,369.53	51.35	223,369.53	51.35
NET INC.(LOSS) BEF.TAXES	-187,167.35	-43.02	-187,167.35	-43.02
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	800.00	0.18	800.00	0.18
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	800.00	0.18	800.00	0.18
NET INCOME (LOSS)BK	-187,967.35	-43.21	-187,967.35	-43.21
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	333,590.00	99.58	333,590.00	99.58
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	1,395.25	0.42	1,395.25	0.42
Commercial Recovery Income	0.00	0.00	0.00	0.00
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	334,985.25	100.00	334,985.25	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	31,389.50	9.37	31,389.50	9.37
Promo/Move-In Incentives	3,195.00	0.95	3,195.00	0.95
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	56.15	0.02	56.15	0.02
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	50.97	0.02	50.97	0.02
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	-125.00	-0.04	-125.00	-0.04
Credit Check Fees Paid	28.90	0.01	28.90	0.01
TOTAL RENTING EXPENSE	34,595.52	10.33	34,595.52	10.33
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	0.00	0.00	0.00	0.00
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	273.50	0.08	273.50	0.08
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	5,364.76	1.60	5,364.76	1.60
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	5,638.26	1.68	5,638.26	1.68
MANAGEMENT EXPENSES				
Manager - Apartment Unit	3,500.00	1.04	3,500.00	1.04
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	21,957.72	6.55	21,957.72	6.55
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	20,015.40	5.98	20,015.40	5.98
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	45,473.12	13.57	45,473.12	13.57
UTILITIES EXPENSE				
Gas & Electricity	7,532.65	2.25	7,532.65	2.25
Utilities Credits or rebates	-723.78	-0.22	-723.78	-0.22
Sewer	0.00	0.00	0.00	0.00
Water	3,220.96	0.96	3,220.96	0.96
Garbage & Trash Removal	7,387.62	2.21	7,387.62	2.21
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	0.00	0.00	0.00	0.00
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	17,417.45	5.20	17,417.45	5.20
REPAIRS & MAINTENANCE				
R&M Unit	2,737.86	0.82	2,737.86	0.82
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	4,224.53	1.26	4,224.53	1.26
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	800.00	0.24	800.00	0.24
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	310.00	0.09	310.00	0.09
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	678.15	0.20	678.15	0.20
R&M - Electrical Supplies	9.80	0.00	9.80	0.00
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	0.00	0.00	0.00	0.00
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	97.18	0.03	97.18	0.03
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	172.38	0.05	172.38	0.05
R&M - Painting Supplies	315.55	0.09	315.55	0.09
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	198.89	0.06	198.89	0.06
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	9,544.34	2.85	9,544.34	2.85

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	0.00	0.00	0.00	0.00
Contract R&M	1,085.00	0.32	1,085.00	0.32
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	0.00	0.00	0.00	0.00
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	775.00	0.23	775.00	0.23
Contract - Landscaping	11,350.00	3.39	11,350.00	3.39
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	13,210.00	3.94	13,210.00	3.94
TAXES				
Real Estate Taxes	87,969.76	26.26	87,969.76	26.26
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	87,969.76	26.26	87,969.76	26.26
INSURANCE EXPENSE				
Package Insurance	9,552.40	2.85	9,552.40	2.85
Earthquake Insurance	5,728.31	1.71	5,728.31	1.71
Umbrella Insurance	1,544.26	0.46	1,544.26	0.46
Flood Insurance	7,293.10	2.18	7,293.10	2.18
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	24,118.07	7.20	24,118.07	7.20
TOTAL OPERATING EXPENSES	237,966.52	71.04	237,966.52	71.04
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	-25.00	-0.01	-25.00	-0.01
Late Charges	-325.00	-0.10	-325.00	-0.10
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-350.00	-0.10	-350.00	-0.10
NET OPERATING INCOME	97,368.73	29.07	97,368.73	29.07
DEBT SERVICE EXPENSE				
Mortgage Interest	106,575.00	31.81	106,575.00	31.81
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	106,575.00	31.81	106,575.00	31.81
NET INC.BEFORE DEP.& TAX	-9,206.27	-2.75	-9,206.27	-2.75
DEPREC. & AMORT. EXPENSES				
Building Depreciation	151,878.79	45.34	151,878.79	45.34
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	14,000.00	4.18	14,000.00	4.18
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	1,077.51	0.32	1,077.51	0.32
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	2,164.89	0.65	2,164.89	0.65

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	169,121.19	50.49	169,121.19	50.49
NET INC.(LOSS) BEF.TAXES	-178,327.46	-53.23	-178,327.46	-53.23
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	0.00	0.00	0.00	0.00
Taxes - Other	0.00	0.00	0.00	0.00
NET INCOME (LOSS)BK	-178,327.46	-53.23	-178,327.46	-53.23
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Exhibit A-3: Statement of Cash Flows for **Professional Investors 44, LLC** for period ending **9/2/2020**

[Provide a statement of changes in cash position for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	432,184.03	99.35	432,184.03	99.35
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	2,843.00	0.65	2,843.00	0.65
Commercial Recovery Income	0.00	0.00	0.00	0.00
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	435,027.03	100.00	435,027.03	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	26,306.67	6.05	26,306.67	6.05
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	0.00	0.00	0.00	0.00
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	2,286.00	0.53	2,286.00	0.53

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	43.35	0.01	43.35	0.01
TOTAL RENTING EXPENSE	28,636.02	6.58	28,636.02	6.58
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	0.00	0.00	0.00	0.00
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	810.00	0.19	810.00	0.19
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	227.00	0.05	227.00	0.05
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	1,463.68	0.34	1,463.68	0.34
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	2,500.68	0.57	2,500.68	0.57
MANAGEMENT EXPENSES				
Manager - Apartment Unit	12,870.00	2.96	12,870.00	2.96
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	17,675.06	4.06	17,675.06	4.06
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	27,693.00	6.37	27,693.00	6.37
Finders Fees	2,000.00	0.46	2,000.00	0.46
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	179.33	0.04	179.33	0.04
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	60,417.39	13.89	60,417.39	13.89
UTILITIES EXPENSE				
Gas & Electricity	7,255.03	1.67	7,255.03	1.67
Utilities Credits or rebates	-666.20	-0.15	-666.20	-0.15
Sewer	0.00	0.00	0.00	0.00
Water	4,315.53	0.99	4,315.53	0.99
Garbage & Trash Removal	8,055.21	1.85	8,055.21	1.85
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	0.00	0.00	0.00	0.00
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	18,959.57	4.36	18,959.57	4.36
REPAIRS & MAINTENANCE				
R&M Unit	5,536.87	1.27	5,536.87	1.27
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	100.02	0.02	100.02	0.02
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Cash Flow Statement

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	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	2,265.00	0.52	2,265.00	0.52
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	1,617.00	0.37	1,617.00	0.37
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	3,652.53	0.84	3,652.53	0.84
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	2,981.24	0.69	2,981.24	0.69
R&M - Electrical Supplies	356.14	0.08	356.14	0.08
R&M - Landscaping Supplies	2,012.49	0.46	2,012.49	0.46
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	177.07	0.04	177.07	0.04
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Cash Flow Statement

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	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	169.28	0.04	169.28	0.04
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	400.12	0.09	400.12	0.09
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	19,267.76	4.43	19,267.76	4.43

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	199.00	0.05	199.00	0.05
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

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	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	555.00	0.13	555.00	0.13
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	0.00	0.00	0.00	0.00
Contract R&M	1,780.00	0.41	1,780.00	0.41
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	0.00	0.00	0.00	0.00
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	13,865.00	3.19	13,865.00	3.19
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	16,399.00	3.77	16,399.00	3.77
TAXES				
Real Estate Taxes	96,756.98	22.24	96,756.98	22.24
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	96,756.98	22.24	96,756.98	22.24
INSURANCE EXPENSE				
Package Insurance	12,772.50	2.94	12,772.50	2.94
Earthquake Insurance	4,091.65	0.94	4,091.65	0.94
Umbrella Insurance	2,148.30	0.49	2,148.30	0.49
Flood Insurance	9,917.50	2.28	9,917.50	2.28
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Cash Flow Statement

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Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	28,929.95	6.65	28,929.95	6.65
TOTAL OPERATING EXPENSES	271,867.35	62.49	271,867.35	62.49
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	-25.00	-0.01	-25.00	-0.01
Late Charges	-400.00	-0.09	-400.00	-0.09
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-425.00	-0.10	-425.00	-0.10
NET OPERATING INCOME	163,584.68	37.60	163,584.68	37.60
DEBT SERVICE EXPENSE				
Mortgage Interest	127,382.50	29.28	127,382.50	29.28
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	127,382.50	29.28	127,382.50	29.28
NET INC.BEFORE DEP.& TAX	36,202.18	8.32	36,202.18	8.32
DEPREC. & AMORT. EXPENSES				
Building Depreciation	195,272.73	44.89	195,272.73	44.89
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	18,000.00	4.14	18,000.00	4.14
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	6,385.37	1.47	6,385.37	1.47
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	3,711.43	0.85	3,711.43	0.85

Cash Flow Statement

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Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	223,369.53	51.35	223,369.53	51.35
NET INC.(LOSS) BEF.TAXES	-187,167.35	-43.02	-187,167.35	-43.02
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	800.00	0.18	800.00	0.18
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	800.00	0.18	800.00	0.18
NET INCOME (LOSS)BK	-187,967.35	-43.21	-187,967.35	-43.21
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00
Adjustments				
Outside Management Income	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0.00
Period to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	4,450.00	25,307.13	20,857.13	
1015 -Reserve Account	208,250.00	642,378.14	434,128.14	
Total Cash	212,700.00	667,685.27	454,985.27	
Year to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	4,450.00	25,307.13	20,857.13	
1015 -Reserve Account	208,250.00	642,378.14	434,128.14	
Total Cash	212,700.00	667,685.27	454,985.27	

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	333,590.00	99.58	333,590.00	99.58
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	1,395.25	0.42	1,395.25	0.42
Commercial Recovery Income	0.00	0.00	0.00	0.00
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	334,985.25	100.00	334,985.25	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	31,389.50	9.37	31,389.50	9.37
Promo/Move-In Incentives	3,195.00	0.95	3,195.00	0.95
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	56.15	0.02	56.15	0.02
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	50.97	0.02	50.97	0.02
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	-125.00	-0.04	-125.00	-0.04
Credit Check Fees Paid	28.90	0.01	28.90	0.01
TOTAL RENTING EXPENSE	34,595.52	10.33	34,595.52	10.33
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	0.00	0.00	0.00	0.00
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	273.50	0.08	273.50	0.08
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	5,364.76	1.60	5,364.76	1.60
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	5,638.26	1.68	5,638.26	1.68
MANAGEMENT EXPENSES				
Manager - Apartment Unit	3,500.00	1.04	3,500.00	1.04
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	21,957.72	6.55	21,957.72	6.55
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	20,015.40	5.98	20,015.40	5.98
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	45,473.12	13.57	45,473.12	13.57
UTILITIES EXPENSE				
Gas & Electricity	7,532.65	2.25	7,532.65	2.25
Utilities Credits or rebates	-723.78	-0.22	-723.78	-0.22
Sewer	0.00	0.00	0.00	0.00
Water	3,220.96	0.96	3,220.96	0.96
Garbage & Trash Removal	7,387.62	2.21	7,387.62	2.21
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	0.00	0.00	0.00	0.00
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	17,417.45	5.20	17,417.45	5.20
REPAIRS & MAINTENANCE				
R&M Unit	2,737.86	0.82	2,737.86	0.82
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	4,224.53	1.26	4,224.53	1.26
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	800.00	0.24	800.00	0.24
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	310.00	0.09	310.00	0.09
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	678.15	0.20	678.15	0.20
R&M - Electrical Supplies	9.80	0.00	9.80	0.00
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	0.00	0.00	0.00	0.00
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

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	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	97.18	0.03	97.18	0.03
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	172.38	0.05	172.38	0.05
R&M - Painting Supplies	315.55	0.09	315.55	0.09
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	198.89	0.06	198.89	0.06
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	9,544.34	2.85	9,544.34	2.85

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	0.00	0.00	0.00	0.00
Contract R&M	1,085.00	0.32	1,085.00	0.32
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	0.00	0.00	0.00	0.00
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	775.00	0.23	775.00	0.23
Contract - Landscaping	11,350.00	3.39	11,350.00	3.39
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	13,210.00	3.94	13,210.00	3.94
TAXES				
Real Estate Taxes	87,969.76	26.26	87,969.76	26.26
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	87,969.76	26.26	87,969.76	26.26
INSURANCE EXPENSE				
Package Insurance	9,552.40	2.85	9,552.40	2.85
Earthquake Insurance	5,728.31	1.71	5,728.31	1.71
Umbrella Insurance	1,544.26	0.46	1,544.26	0.46
Flood Insurance	7,293.10	2.18	7,293.10	2.18
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

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	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	24,118.07	7.20	24,118.07	7.20
TOTAL OPERATING EXPENSES	237,966.52	71.04	237,966.52	71.04
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	-25.00	-0.01	-25.00	-0.01
Late Charges	-325.00	-0.10	-325.00	-0.10
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-350.00	-0.10	-350.00	-0.10
NET OPERATING INCOME	97,368.73	29.07	97,368.73	29.07
DEBT SERVICE EXPENSE				
Mortgage Interest	106,575.00	31.81	106,575.00	31.81
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	106,575.00	31.81	106,575.00	31.81
NET INC.BEFORE DEP.& TAX	-9,206.27	-2.75	-9,206.27	-2.75
DEPREC. & AMORT. EXPENSES				
Building Depreciation	151,878.79	45.34	151,878.79	45.34
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	14,000.00	4.18	14,000.00	4.18
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	1,077.51	0.32	1,077.51	0.32
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	2,164.89	0.65	2,164.89	0.65

Cash Flow Statement

Period = Jan 2020-Jul 2020

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	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	169,121.19	50.49	169,121.19	50.49
NET INC.(LOSS) BEF.TAXES	-178,327.46	-53.23	-178,327.46	-53.23
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	0.00	0.00	0.00	0.00
Taxes - Other	0.00	0.00	0.00	0.00
NET INCOME (LOSS)BK	-178,327.46	-53.23	-178,327.46	-53.23
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00
Adjustments				
Outside Management Income	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0.00
Period to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	25,307.13	24,629.59	-677.54	
1015 -Reserve Account	642,378.14	173,378.14	-469,000.00	
Total Cash	667,685.27	198,007.73	-469,677.54	
Year to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	25,307.13	24,629.59	-677.54	
1015 -Reserve Account	642,378.14	173,378.14	-469,000.00	
Total Cash	667,685.27	198,007.73	-469,677.54	

Exhibit A-4: Statement of Changes in Shareholders'/Partners' Equity (*Deficit*) for Professional Investors 44, LLC for period ending 9/2/2020

[Provide a statement of changes in shareholders'/partners equity (*deficit*) for the following periods:

(i) For the initial report:

a.the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b.the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The Debtor's professionals are in the process of conducting a forensic review of the Debtor's and controlled entities' records necessary to determine changes in the shareholders'/partners' equity ownership for the controlled entities. The Debtor will submit an updated report to the Court once this information is available.



Exhibit B: Description of Operations for Professional Investors 44, LLC

[Describe the nature and extent of the Debtor's interest in the Controlled Non-Debtor Entity.

Describe the business conducted and intended to be conducted by the Controlled Non-Debtor Entity, focusing on the entity's dominant business segments.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

The Controlled Non-Debtor Entity owns a residential property which is operated by PFI. The units are leased as residences to tenants.



Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit C: Description of Intercompany Claims

[List and describe the Controlled Non-Debtor Entity's claims against any other Controlled Non-Debtor Entity, together with the basis for such claims and whether each claim is contingent, unliquidated or disputed.

Describe the source of this information.]

The source of this information is derived for the companies' Accounting System.

Professional Investors 44, LLC appears to be owed approximately \$50,000 by Professional Financial Investors, Inc. in intercompany receivables.



Exhibit D: Allocation of Tax Liabilities and Assets

[Describe how income, losses, tax payments, tax refunds, or other tax attributes relating to federal, state, or local taxes have been allocated between or among the Controlled Non-Debtor Entity and one or more other Controlled Non-Debtor Entities.

Include a copy of each tax sharing or tax allocation agreement to which the entity is a party with any other Controlled Non-Debtor Entity.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System and conversations with the remaining employees of the company.

Tax liabilities are not allocated among or between any other Controlled Non-Debtor Entity.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit E: Description of Controlled Non-Debtor Entity's payments of Administrative Expenses, or Professional Fees otherwise payable by a Debtor

[Describe any payment made, or obligations incurred (or claims purchased), by the Controlled Non-Debtor Entity in connection with any claims, administrative expenses, or professional fees that have been or could be asserted against any Debtor.


Describe the source of this information.]

Based on a review of the Non-Debtor Entity's Accounting System records and conversations with current employees, the Debtor is not aware of any payments made or obligations incurred by the Controlled Non-Debtor Entity that would otherwise be payable by Debtor.



Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

 Exhibit A: Financial Statements for Professional Investors 45, LLC

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit A-1: Balance Sheet for Professional Investors 45, LLC as of 9/2/2020

[Provide a balance sheet dated as of the end of the most recent 3-month period of the current fiscal year and as of the end of the preceding fiscal year.]

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.



Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
ASSETS	
CURRENT ASSETS	
CASH	
1010 - Checking	58,535.56
461 Bank Acct	0.00
501 Bank Acct	0.00
1015 -Reserve Account	987,044.96
1020 OLD Clearing	0.00
PFI First Community	0.00
Clearing	0.00
PISF Inc. Transfer	0.00
PFI Cash - Transfer	0.00
Money Market	0.00
Escrow Account	500,000.00
Fremont Checking Account	0.00
Interest Cash	0.00
Petty Cash	0.00
Cash Hammondale	0.00
Cash 461	0.00
Cash 501	0.00
TOTAL CASH	1,545,580.52
RECEIVABLES	
Property Receivables	0.00
Loan Receivables	0.00
Other Receivables	0.00
Officer - Due to/from	0.00
ACCOUNTS RECEIVABLES	
A/R Rent Due	0.00
A/R Other - Melissa B	0.00
A/R Other - People home equity	0.00
A/R Collections	0.00
A/R Security Deposits	0.00
TOTAL ACCOUNTS RECEIVABLES	0.00
RESERVES & PREPAIDS	
Reserve - Insurance	7,956.64
Reserve - Improvements	0.00
Prepaid Maint. Contract	5,912.28
Prepaid - Leasing Comm.	0.00
Prepaid - Leasing Comm.	0.00
Prepaid Mortgage Interest	0.00
Prepaid Taxes	0.00
TOTAL RESERVES & PREPAIDS	13,868.92
TOTAL CURRENT ASSETS	1,559,449.44

Balance Sheet

Period = Dec 2019

Book = Accrual

Current Balance**FIXED ASSETS**

Land - Hammondale	0.00
Land	2,200,000.00
Land - 501	0.00
Land - PI 20 LLC	0.00
Land - 200 Gate 5	0.00
Land - Duffy	0.00
Land - 49 Ignacio	0.00
Land - 350 Ignacio Suite 200	0.00
Land - PI 21 LLC	0.00
Land 30 Clay Court	0.00
Land - 690 DeLong	0.00
Building	8,360,000.00
Fixtures & Appliances	0.00
Improvements	0.00
Additional basis	0.00
Accum Depreciation	-88,465.60
Building - 501	0.00
Accum Depreciation Building - 501	0.00
Building - PI 20	0.00
A/D Building PI 20	0.00
Building - 200 Gate 5	0.00
Open	0.00
Accum Depreciation Gate 5	0.00
Buidling Duffy Place	0.00
Accum Depreciation Duffy Place	0.00
Building 49 Ignacio	0.00
Accum Depreciation 49 Ignacio	0.00
Building - Hammondale	0.00
Accum Depr Hammondale	0.00
350 Ignacio #200	0.00
A/D 350 Ignacio #200	0.00
350 Ignacio #101	0.00
A/D 350 Ignacio #101	0.00
Building - 30 Clay Ct.	0.00
A/D 30 Clay Ct.	0.00
Building 690 DeLong	0.00
A/D Building 690 DeLong	0.00
350 Ignacio #103	0.00
A/D 350 Ingacio #103	0.00
350 Ignacio #201	0.00
350 Ignacio # 203	0.00
A/D 350 Ignacio #203	0.00
350 Ignacio #100	0.00
A/D Ignacio #100	0.00
350 Ignacio #300	0.00
A/D 350 Ignacio #300	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Furniture and Fixtures	1,154.82
A/D Furn. & Fixt.	0.00
Furniture & Fixt Hamm	0.00
Furniture & Fixt Gate	0.00
A/D Furn./Fixt. Hamm	0.00
A/D Furn./Fixt. Gate	0.00
Computers	0.00
A/D Computers	0.00
A/V Equipment	0.00
Vehicles	0.00
A/D Vehicles	0.00
Tenant Imp. 350 Ignacio	0.00
A/D Tenant Imp.	0.00
Acum. Gain (Loss) Gate	0.00
Accum. Gain (Loss) Hamm	0.00
Accum. Gain (Loss) 501	0.00
Accum Gain Loss - 461	0.00
Accum Depreciation Fixed Assets	0.00
NET FIXED ASSETS	10,472,689.22
 ACQUISITION ASSETS	
Closing Costs	22,094.33
A/A Closing Costs	-557.01
Syndication Costs	0.00
Loan Fees	85,194.00
Accum Amort Loan Fees	-8,528.80
Personal Property	440,000.00
Accum Depreciation Personal Property	-29,333.32
Organization Costs	5,552.08
Accum Amort Organization Costs	-89.55
NET ACQUISITION ASSETS	514,331.73
 CAPITALIZED IMPROVEMENTS	
Improvements Prior 2000	0.00
2001 Bathroom Improvements	0.00
2001 Kitchen Improvements	0.00
2001 Floor Improvements	0.00
2001 Window Improvements	0.00
2001 Building Improvements	0.00
2001 Roof Improvements	0.00
2001 Other Improvements	0.00
2002 Bathroom Improvements	0.00
2002 Kitchen Improvements	0.00
2002 Floor Improvements	0.00
2002 Window Improvements	0.00
2002 Building Improvements	0.00
2002 Roof Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2002 Other Improvements	0.00
2002 Improvement Salaries	0.00
2003 Bathroom Improvements	0.00
2003 Kitchen Improvements	0.00
2003 Floor Improvements	0.00
2003 Window Improvements	0.00
461-2003 Windows Improvements	0.00
501-2003 Window Improvement	0.00
2003 Building Improvements	0.00
461-2003 Building Improvements	0.00
501-2003 Building Improvements	0.00
2003 Roof Improvements	0.00
2003 Other Improvements	0.00
461-2003 Other Improvements	0.00
501-2003 Other Improvements	0.00
2004 Bathroom Improvements	0.00
2004 Kitchen Improvements	0.00
2004 Floor Improvements	0.00
461-2004 Floor Improvements	0.00
501-2004 Floor Improvements	0.00
2004 Window Improvements	0.00
461-2004 Window Improvements	0.00
501-2004 Window Improvements	0.00
2004 Building Improvements	0.00
2004 Roof Improvements	0.00
2004 Other Improvements	0.00
461-2004 Other Improvements	0.00
501-2004 Other Improvements	0.00
2005 Bathroom Improvements	0.00
2005 Kitchen Improvements	0.00
461-2005 Kitchen Improvements	0.00
501-2005 Kitchen Improvements	0.00
2005 Floor Improvements	0.00
461-2005 Floor Improvements	0.00
501-2005 Floor Improvements	0.00
2005 Window Improvements	0.00
2005 Building Improvements	0.00
2005 Roof Improvements	0.00
2005 Other Improvements	0.00
461-2005 Other Improvements	0.00
501-2005 Other Improvements	0.00
2005 Improvement Salaries	0.00
2006 Bathroom Improvements	0.00
2006 Kitchen Improvements	0.00
461-2006 Kitchen Improvements	0.00
501-2006 Kitchen Improvements	0.00
2006 Floor Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
461-2006 Floor Improvements	0.00
501-2006 Floor Improvements	0.00
2006 Window Improvements	0.00
2006 Building Improvements	0.00
461-2006 Building Improvements	0.00
501-2006 Building Improvements	0.00
2006 Roof Improvements	0.00
2006 Other Improvements	0.00
2007 Bathroom Improvements	0.00
461-2007 Bathroom Improvements	0.00
501-2007 Bathroom Improvements	0.00
2007 Kitchen Improvements	0.00
2007 Floor Improvements	0.00
461-2007 Floor Improvements	0.00
501-2007 Floor Improvements	0.00
2007 Window Improvements	0.00
2007 Building Improvements	0.00
461-2007 Building Improvements	0.00
501-2007 Building Improvements	0.00
2007 Roof Improvements	0.00
2007 Other Improvements	0.00
461-2007 Other Improvements	0.00
501-2007 Other Improvements	0.00
2008 Bathroom Improvements	0.00
461-2008 Bathrooms Improvements	0.00
501-2008 Bathroom Improvements	0.00
2008 Kitchen Improvements	0.00
461-2008 Kitchen Improvements	0.00
501-2008 Kitchen Improvements	0.00
2008 Floor Improvements	0.00
461-2008 Floor Improvements	0.00
501-2008 Floor Improvements	0.00
2008 Window Improvements	0.00
2008 Building Improvements	0.00
2008 Roof Improvements	0.00
2008 Other Improvements	0.00
461-2008 Other Improvements	0.00
501-2008 Other Improvements	0.00
2009 Bathroom Improvements	0.00
2009 Kitchen Improvements	0.00
2009 Floor Improvements	0.00
2009 Window Improvements	0.00
2009 Building Improvements	0.00
2009 Roof Improvements	0.00
2009 Other Improvements	0.00
461-2009 Other Improvements	0.00
501-2009 Other Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2010 Other Improvements	0.00
2011 Other Improvements	0.00
2012 Other Improvements	0.00
2013 Other Improvements	0.00
2013-Roof Improvement	0.00
2014 Other Improvements	0.00
2014 T/O Misc. Expense	0.00
2014 T/O Materials	0.00
2014 T/O Outside Vendor	0.00
2014 - Roof	0.00
2015 Other Improvements	0.00
T/O Misc. Exp.	0.00
2015 T/O Materiales	0.00
T/O Outside Vendor	0.00
2016 Other Improvements	0.00
2016 T/O Misc. Exp.	0.00
2016 T/O Materials	0.00
2016 T/O outside vendors	0.00
2016 Hills Assessments	0.00
2017 Other Improvements	0.00
2017 T/O Misc. Exp.	0.00
2017 T/O Materials	0.00
2017 T/O Outside Vendor	0.00
2017 Hills Assessments	0.00
2018 Other Improvements	0.00
2018 T/O Misc. Exp.	0.00
2018 T/O Materials	0.00
2018 T/O Outside Vendor	0.00
2018 Hills Assessments	0.00
2019 Other Improvements	33,086.81
2019 T/O Misc. Exp.	0.00
2019 T/O Materials	187.81
2019 T/O Outside Vendor	5,415.00
2019 Hills Assessments	0.00
2020 Other Improvements	0.00
2020 T/O Misc. Exp.	0.00
2020 T/O Materials	0.00
2020 T/O Outside Vendor	0.00
2020 Hills Assessments	0.00
TOTAL CAPITAL IMPROVEMENTS	38,689.62
Accum Deprec - Capital Improvements	9,705.60
NET CAPITALIZED IMPROVEMENTS	28,984.02
 OTHER ASSETS	
Security Deposits	0.00
Investment - LLC 21	0.00
Investment - LLC 24	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Investment - LLC 27	0.00
Investment - LLC 28	0.00
Investment - LLC 29	0.00
Investment - LLC 25	0.00
Investment - LLC 26	0.00
Investment - LLC 31	0.00
Investment - LLC 34	0.00
Investment - LLC 35	0.00
Investment - LLC 36	0.00
Investment LLC 37	0.00
Investment LLC 38	0.00
Investment - LLC 39	0.00
Investment - LLC 40	0.00
Investment - LLC 41	0.00
Investment - LLC 42	0.00
Investment - LLC 43	0.00
	0.00
investment - LLC 45	0.00
<i>Investment in 48</i>	<i>0.00</i>
BofA Teller Rental	0.00
Investment - 16914	0.00
Investment - Rafael Gardens	0.00
Investment - 1129 3rd Street	0.00
LP Units	0.00
Investment - US Performing Arts	0.00
Investment - Marin CoWork	0.00
Limited Liability Companies	0.00
LONG TERM RECEIVABLES	
PISF I	0.00
Duffy Due to/from	0.00
PISF III	0.00
PISF IV	0.00
PISF VI	0.00
PISF VII	0.00
PISF IX	0.00
PISF XI	0.00
PISF XII	0.00
PISF XIII	0.00
PISF XIV	0.00
PISF XV	0.00
PISF XVI	0.00
PISF XVII	0.00
PISF XVIII	0.00
461 Due To/From	0.00
501 Due/To From	0.00
Hammondale Due To/From	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
21 Due/to From	0.00
In process Lease litigation	0.00
LLC 20	0.00
LLC 21	0.00
LLC 22	0.00
LLC 23	0.00
LLC 24	0.00
LLC 25	0.00
LLC 26	0.00
LLC 27	0.00
LLC 28	0.00
LLC 29	0.00
LLC 30	0.00
LLC 30	0.00
LLC 31	0.00
LLC 32	0.00
LLC 33	0.00
LLC 34	0.00
LLC 35	0.00
LLC 36	0.00
LLC 37	0.00
LLC 38	0.00
LLC 39	0.00
LLC 40	0.00
LLC 41	0.00
LLC 42	0.00
LLC 43	0.00
LLC 44	0.00
LLC 45	0.00
LLC 46	0.00
LLC 47	0.00
LLC 48	0.00
Due to/from LLC 49	0.00
PI LLC 50	0.00
PI 51 LLC	0.00
Due to/from Gate 5	0.00
PV 1 Due to/from	0.00
885 Due to/from	0.00
107 Due to/from	0.00
481 Due to/from	0.00
515 Due to/from	0.00
300 Due to/From PISF	0.00
Paul Drive Due to/from	0.00
353 BMK due to/from	0.00
49 Ignacio due to/from	0.00
Due To/From GP	20,000.00
Due To/From 16914	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Due To/From PISF, Inc.	0.00
Due To/From PIM	0.00
Note Receivable	0.00
7200 Redwood Due to/From	0.00
355 Due to / from	0.00
Due to/from 350 Ignacio Assoc.	0.00
1222 Due to/from	0.00
419 Prospect due to/from	0.00
TOTAL LONG TERM RECEIVABLES	20,000.00
TOTAL ASSETS	12,595,454.41
LIABILITIES & EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	15,734.73
Deferred Revenue	0.00
Unearned Rent	7,478.83
FTB Taxes Payable	0.00
PPP Loan	0.00
Property Tax Payable	0.00
Insurance Payable	0.00
Accrued Expenses	0.00
TOTAL CURRENT LIABILITIES	23,213.56
LONG TERM LIABILITIES	
Notes Payable	0.00
Notes Payable LLC 48	0.00
Deed of Trust Payable	0.00
Accrued Interest	0.00
Security Deposits Liability	56,142.47
Security Deposit Clearing	0.00
Pet Deposit Payable	0.00
Unearned Income	0.00
Mortgage Payable	6,600,000.00
1st Mortgage 461	0.00
2nd Mortgage 461	0.00
1st Mortgage 501	0.00
1st Deed 350, Suite 201	0.00
2nd Deed 350, Suite 201	0.00
1st Deed 350, Suite 200	0.00
First Mortgage 350 Suite 203	0.00
1st Deed 350 Suites 101, 103	0.00
Other Liabilities	0.00
Accum K-1 Losses	0.00
1st Mortgage Gate 5	0.00
2nd Deed Gate 5	0.00
1st Mortgage Duffy Place	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2nd Deed Duffy Place	0.00
1st Mortgage 49 Ignacio	0.00
2nd Deed 49 Ignacio	0.00
TOTAL LONG TERM LIABILITIES	6,656,142.47
TOTAL LIABILITIES	6,679,356.03
EQUITY	
Common Stock	0.00
Capital Contributions	4,800,000.00
Capital Receivable	0.00
Less: Repurchased Units	0.00
TIC Ownership	1,200,084.68
L.P. Distributions	0.00
G.P. Distributions	0.00
Premium on Repurch Units	0.00
Previous Period Adjmts	0.00
Member Distribution	-39,246.57
Dist. 38 to 20	0.00
Dist. 38 to 21	0.00
Dist. 37 to 22	0.00
Inter Co. PFI - PV1	0.00
Inter Co PFI - Gate 5	0.00
Inter Co PFI - Duffy	0.00
Inter Co PFI - Hamm	0.00
Inter Co PFI - 107	0.00
Inter Co PFI - 461	0.00
Inter Co PFI - 501	0.00
Inter Co PFI - 49	0.00
Inter Co PFI - 885	0.00
Inter Co. PFI - 515	0.00
Inter-Co PFI - 355	0.00
InterCo PFI - 7200	0.00
InterCo PFI-117	0.00
InterCo PFI - 7 Merry	0.00
InterCo PFI - 16914	0.00
InterCo PFI - Paul	0.00
InterCo PFI - 353	0.00
InterCo PFI - 1506	0.00
InterCo PFI - 1222	0.00
InterCo PFI - 419	0.00
Inter Co PFI - 19 Merrydale	0.00
Inter Co PFI - 1129	0.00
Inter Co PFI - 1315	0.00
Inter-Co. PFI - 1732	0.00
Inter-Co PFI-390	0.00
Inter Co PFI-santaland	0.00
Retained Earnings	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Retained Earnings - Owned Properties	0.00
K1-Losses	0.00
Net Income (Loss) Current	-44,739.73
Appliance Depreciation	0.00
TOTAL EQUITY	5,916,098.38
TOTAL LIABILITIES & EQUITY	12,595,454.41
Total of All	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

Current Balance**ASSETS****CURRENT ASSETS****CASH**

1010 - Checking	16,758.97
461 Bank Acct	0.00
501 Bank Acct	0.00
1015 -Reserve Account	192,044.96
1020 OLD Clearing	0.00
PFI First Community	0.00
Clearing	0.00
PISF Inc. Transfer	0.00
PFI Cash - Transfer	0.00
Money Market	0.00
Escrow Account	500,000.00
Fremont Checking Account	0.00
Interest Cash	0.00
Petty Cash	0.00
Cash Hammondale	0.00
Cash 461	0.00
Cash 501	0.00
TOTAL CASH	708,803.93

RECEIVABLES

Property Receivables	0.00
Loan Receivables	0.00
Other Receivables	0.00
Officer - Due to/from	0.00

ACCOUNTS RECEIVABLES

A/R Rent Due	-8,955.68
A/R Other - Melissa B	0.00
A/R Other - People home equity	0.00
A/R Collections	0.00
A/R Security Deposits	0.00
TOTAL ACCOUNTS RECEIVABLES	-8,955.68

RESERVES & PREPAIDS

Reserve - Insurance	994.51
Reserve - Improvements	0.00
Prepaid Maint. Contract	806.22
Prepaid - Leasing Comm.	0.00
Prepaid - Leasing Comm.	0.00
Prepaid Mortgage Interest	0.00
Prepaid Taxes	0.00
TOTAL RESERVES & PREPAIDS	1,800.73
TOTAL CURRENT ASSETS	701,648.98

Balance Sheet

Period = Jul 2020

Book = Accrual

Current Balance**FIXED ASSETS**

Land - Hammondale	0.00
Land	2,200,000.00
Land - 501	0.00
Land - PI 20 LLC	0.00
Land - 200 Gate 5	0.00
Land - Duffy	0.00
Land - 49 Ignacio	0.00
Land - 350 Ignacio Suite 200	0.00
Land - PI 21 LLC	0.00
Land 30 Clay Court	0.00
Land - 690 DeLong	0.00
Building	8,360,000.00
Fixtures & Appliances	0.00
Improvements	0.00
Additional basis	0.00
Accum Depreciation	-246,180.92
Building - 501	0.00
Accum Depreciation Building - 501	0.00
Building - PI 20	0.00
A/D Building PI 20	0.00
Building - 200 Gate 5	0.00
Open	0.00
Accum Depreciation Gate 5	0.00
Buidling Duffy Place	0.00
Accum Depreciation Duffy Place	0.00
Building 49 Ignacio	0.00
Accum Depreciation 49 Ignacio	0.00
Building - Hammondale	0.00
Accum Depr Hammondale	0.00
350 Ignacio #200	0.00
A/D 350 Ignacio #200	0.00
350 Ignacio #101	0.00
A/D 350 Ignacio #101	0.00
Building - 30 Clay Ct.	0.00
A/D 30 Clay Ct.	0.00
Building 690 DeLong	0.00
A/D Building 690 DeLong	0.00
350 Ignacio #103	0.00
A/D 350 Ingacio #103	0.00
350 Ignacio #201	0.00
350 Ignacio # 203	0.00
A/D 350 Ignacio #203	0.00
350 Ignacio #100	0.00
A/D Ignacio #100	0.00
350 Ignacio #300	0.00
A/D 350 Ignacio #300	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Furniture and Fixtures	1,154.82
A/D Furn. & Fixt.	0.00
Furniture & Fixt Hamm	0.00
Furniture & Fixt Gate	0.00
A/D Furn./Fixt. Hamm	0.00
A/D Furn./Fixt. Gate	0.00
Computers	0.00
A/D Computers	0.00
A/V Equipment	0.00
Vehicles	0.00
A/D Vehicles	0.00
Tenant Imp. 350 Ignacio	0.00
A/D Tenant Imp.	0.00
Acum. Gain (Loss) Gate	0.00
Accum. Gain (Loss) Hamm	0.00
Accum. Gain (Loss) 501	0.00
Accum Gain Loss - 461	0.00
Accum Depreciation Fixed Assets	0.00
NET FIXED ASSETS	10,314,973.90
 ACQUISITION ASSETS	
Closing Costs	22,094.33
A/A Closing Costs	-1,939.20
Syndication Costs	0.00
Loan Fees	85,194.00
Accum Amort Loan Fees	-13,813.99
Personal Property	440,000.00
Accum Depreciation Personal Property	-88,000.01
Organization Costs	5,552.08
Accum Amort Organization Costs	-311.76
NET ACQUISITION ASSETS	448,775.45
 CAPITALIZED IMPROVEMENTS	
Improvements Prior 2000	0.00
2001 Bathroom Improvements	0.00
2001 Kitchen Improvements	0.00
2001 Floor Improvements	0.00
2001 Window Improvements	0.00
2001 Building Improvements	0.00
2001 Roof Improvements	0.00
2001 Other Improvements	0.00
2002 Bathroom Improvements	0.00
2002 Kitchen Improvements	0.00
2002 Floor Improvements	0.00
2002 Window Improvements	0.00
2002 Building Improvements	0.00
2002 Roof Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2002 Other Improvements	0.00
2002 Improvement Salaries	0.00
2003 Bathroom Improvements	0.00
2003 Kitchen Improvements	0.00
2003 Floor Improvements	0.00
2003 Window Improvements	0.00
461-2003 Windows Improvements	0.00
501-2003 Window Improvement	0.00
2003 Building Improvements	0.00
461-2003 Building Improvements	0.00
501-2003 Building Improvements	0.00
2003 Roof Improvements	0.00
2003 Other Improvements	0.00
461-2003 Other Improvements	0.00
501-2003 Other Improvements	0.00
2004 Bathroom Improvements	0.00
2004 Kitchen Improvements	0.00
2004 Floor Improvements	0.00
461-2004 Floor Improvements	0.00
501-2004 Floor Improvements	0.00
2004 Window Improvements	0.00
461-2004 Window Improvements	0.00
501-2004 Window Improvements	0.00
2004 Building Improvements	0.00
2004 Roof Improvements	0.00
2004 Other Improvements	0.00
461-2004 Other Improvements	0.00
501-2004 Other Improvements	0.00
2005 Bathroom Improvements	0.00
2005 Kitchen Improvements	0.00
461-2005 Kitchen Improvements	0.00
501-2005 Kitchen Improvements	0.00
2005 Floor Improvements	0.00
461-2005 Floor Improvements	0.00
501-2005 Floor Improvements	0.00
2005 Window Improvements	0.00
2005 Building Improvements	0.00
2005 Roof Improvements	0.00
2005 Other Improvements	0.00
461-2005 Other Improvements	0.00
501-2005 Other Improvements	0.00
2005 Improvement Salaries	0.00
2006 Bathroom Improvements	0.00
2006 Kitchen Improvements	0.00
461-2006 Kitchen Improvements	0.00
501-2006 Kitchen Improvements	0.00
2006 Floor Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
461-2006 Floor Improvements	0.00
501-2006 Floor Improvements	0.00
2006 Window Improvements	0.00
2006 Building Improvements	0.00
461-2006 Building Improvements	0.00
501-2006 Building Improvements	0.00
2006 Roof Improvements	0.00
2006 Other Improvements	0.00
2007 Bathroom Improvements	0.00
461-2007 Bathroom Improvements	0.00
501-2007 Bathroom Improvements	0.00
2007 Kitchen Improvements	0.00
2007 Floor Improvements	0.00
461-2007 Floor Improvements	0.00
501-2007 Floor Improvements	0.00
2007 Window Improvements	0.00
2007 Building Improvements	0.00
461-2007 Building Improvements	0.00
501-2007 Building Improvements	0.00
2007 Roof Improvements	0.00
2007 Other Improvements	0.00
461-2007 Other Improvements	0.00
501-2007 Other Improvements	0.00
2008 Bathroom Improvements	0.00
461-2008 Bathrooms Improvements	0.00
501-2008 Bathroom Improvements	0.00
2008 Kitchen Improvements	0.00
461-2008 Kitchen Improvements	0.00
501-2008 Kitchen Improvements	0.00
2008 Floor Improvements	0.00
461-2008 Floor Improvements	0.00
501-2008 Floor Improvements	0.00
2008 Window Improvements	0.00
2008 Building Improvements	0.00
2008 Roof Improvements	0.00
2008 Other Improvements	0.00
461-2008 Other Improvements	0.00
501-2008 Other Improvements	0.00
2009 Bathroom Improvements	0.00
2009 Kitchen Improvements	0.00
2009 Floor Improvements	0.00
2009 Window Improvements	0.00
2009 Building Improvements	0.00
2009 Roof Improvements	0.00
2009 Other Improvements	0.00
461-2009 Other Improvements	0.00
501-2009 Other Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2010 Other Improvements	0.00
2011 Other Improvements	0.00
2012 Other Improvements	0.00
2013 Other Improvements	0.00
2013-Roof Improvement	0.00
2014 Other Improvements	0.00
2014 T/O Misc. Expense	0.00
2014 T/O Materials	0.00
2014 T/O Outside Vendor	0.00
2014 - Roof	0.00
2015 Other Improvements	0.00
T/O Misc. Exp.	0.00
2015 T/O Materiales	0.00
T/O Outside Vendor	0.00
2016 Other Improvements	0.00
2016 T/O Misc. Exp.	0.00
2016 T/O Materials	0.00
2016 T/O outside vendors	0.00
2016 Hills Assessments	0.00
2017 Other Improvements	0.00
2017 T/O Misc. Exp.	0.00
2017 T/O Materials	0.00
2017 T/O Outside Vendor	0.00
2017 Hills Assessments	0.00
2018 Other Improvements	0.00
2018 T/O Misc. Exp.	0.00
2018 T/O Materials	0.00
2018 T/O Outside Vendor	0.00
2018 Hills Assessments	0.00
2019 Other Improvements	33,086.81
2019 T/O Misc. Exp.	0.00
2019 T/O Materials	187.81
2019 T/O Outside Vendor	5,415.00
2019 Hills Assessments	0.00
2020 Other Improvements	20,858.50
2020 T/O Misc. Exp.	0.00
2020 T/O Materials	92.00
2020 T/O Outside Vendor	57.00
2020 Hills Assessments	0.00
TOTAL CAPITAL IMPROVEMENTS	59,697.12
Accum Deprec - Capital Improvements	11,646.01
NET CAPITALIZED IMPROVEMENTS	48,051.11
 OTHER ASSETS	
Security Deposits	0.00
Investment - LLC 21	0.00
Investment - LLC 24	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Investment - LLC 27	0.00
Investment - LLC 28	0.00
Investment - LLC 29	0.00
Investment - LLC 25	0.00
Investment - LLC 26	0.00
Investment - LLC 31	0.00
Investment - LLC 34	0.00
Investment - LLC 35	0.00
Investment - LLC 36	0.00
Investment LLC 37	0.00
Investment LLC 38	0.00
Investment - LLC 39	0.00
Investment - LLC 40	0.00
Investment - LLC 41	0.00
Investment - LLC 42	0.00
Investment - LLC 43	0.00
	0.00
investment - LLC 45	0.00
<i>Investment in 48</i>	<i>0.00</i>
BofA Teller Rental	0.00
Investment - 16914	0.00
Investment - Rafael Gardens	0.00
Investment - 1129 3rd Street	0.00
LP Units	0.00
Investment - US Performing Arts	0.00
Investment - Marin CoWork	0.00
Limited Liability Companies	0.00
LONG TERM RECEIVABLES	
PISF I	0.00
Duffy Due to/from	0.00
PISF III	0.00
PISF IV	0.00
PISF VI	0.00
PISF VII	0.00
PISF IX	0.00
PISF XI	0.00
PISF XII	0.00
PISF XIII	0.00
PISF XIV	0.00
PISF XV	0.00
PISF XVI	0.00
PISF XVII	0.00
PISF XVIII	0.00
461 Due To/From	0.00
501 Due/To From	0.00
Hammondale Due To/From	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
21 Due/to From	0.00
In process Lease litigation	0.00
LLC 20	0.00
LLC 21	0.00
LLC 22	0.00
LLC 23	0.00
LLC 24	0.00
LLC 25	0.00
LLC 26	0.00
LLC 27	0.00
LLC 28	0.00
LLC 29	0.00
LLC 30	0.00
LLC 30	0.00
LLC 31	0.00
LLC 32	0.00
LLC 33	0.00
LLC 34	0.00
LLC 35	0.00
LLC 36	0.00
LLC 37	0.00
LLC 38	0.00
LLC 39	0.00
LLC 40	0.00
LLC 41	0.00
LLC 42	0.00
LLC 43	0.00
LLC 44	0.00
LLC 45	0.00
LLC 46	0.00
LLC 47	0.00
LLC 48	0.00
Due to/from LLC 49	0.00
PI LLC 50	0.00
PI 51 LLC	0.00
Due to/from Gate 5	0.00
PV 1 Due to/from	0.00
885 Due to/from	0.00
107 Due to/from	0.00
481 Due to/from	0.00
515 Due to/from	0.00
300 Due to/From PISF	0.00
Paul Drive Due to/from	0.00
353 BMK due to/from	0.00
49 Ignacio due to/from	0.00
Due To/From GP	710,000.00
Due To/From 16914	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Due To/From PISF, Inc.	0.00
Due To/From PIM	0.00
Note Receivable	0.00
7200 Redwood Due to/From	0.00
355 Due to / from	0.00
Due to/from 350 Ignacio Assoc.	0.00
1222 Due to/from	0.00
419 Prospect due to/from	0.00
TOTAL LONG TERM RECEIVABLES	710,000.00
TOTAL ASSETS	12,223,449.44
LIABILITIES & EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	8,048.08
Deferred Revenue	0.00
Unearned Rent	11,998.68
FTB Taxes Payable	0.00
PPP Loan	0.00
Property Tax Payable	-1,483.61
Insurance Payable	0.00
Accrued Expenses	0.00
TOTAL CURRENT LIABILITIES	18,563.15
LONG TERM LIABILITIES	
Notes Payable	0.00
Notes Payable LLC 48	0.00
Deed of Trust Payable	0.00
Accrued Interest	0.00
Security Deposits Liability	54,292.87
Security Deposit Clearing	0.00
Pet Deposit Payable	0.00
Unearned Income	0.00
Mortgage Payable	6,600,000.00
1st Mortgage 461	0.00
2nd Mortgage 461	0.00
1st Mortgage 501	0.00
1st Deed 350, Suite 201	0.00
2nd Deed 350, Suite 201	0.00
1st Deed 350, Suite 200	0.00
First Mortgage 350 Suite 203	0.00
1st Deed 350 Suites 101, 103	0.00
Other Liabilities	0.00
Accum K-1 Losses	0.00
1st Mortgage Gate 5	0.00
2nd Deed Gate 5	0.00
1st Mortgage Duffy Place	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2nd Deed Duffy Place	0.00
1st Mortgage 49 Ignacio	0.00
2nd Deed 49 Ignacio	0.00
TOTAL LONG TERM LIABILITIES	6,654,292.87
TOTAL LIABILITIES	6,672,856.02
 EQUITY	
Common Stock	0.00
Capital Contributions	4,800,000.00
Capital Receivable	0.00
Less: Repurchased Units	0.00
TIC Ownership	1,200,084.68
L.P. Distributions	0.00
G.P. Distributions	0.00
Premium on Repurch Units	0.00
Previous Period Adjmts	0.00
Member Distribution	-249,598.81
Dist. 38 to 20	0.00
Dist. 38 to 21	0.00
Dist. 37 to 22	0.00
Inter Co. PFI - PV1	0.00
Inter Co PFI - Gate 5	0.00
Inter Co PFI - Duffy	0.00
Inter Co PFI - Hamm	0.00
Inter Co PFI - 107	0.00
Inter Co PFI - 461	0.00
Inter Co PFI - 501	0.00
Inter Co PFI - 49	0.00
Inter Co PFI - 885	0.00
Inter Co. PFI - 515	0.00
Inter-Co PFI - 355	0.00
InterCo PFI - 7200	0.00
InterCo PFI-117	0.00
InterCo PFI - 7 Merry	0.00
InterCo PFI - 16914	0.00
InterCo PFI - Paul	0.00
InterCo PFI - 353	0.00
InterCo PFI - 1506	0.00
InterCo PFI - 1222	0.00
InterCo PFI - 419	0.00
Inter Co PFI - 19 Merrydale	0.00
Inter Co PFI - 1129	0.00
Inter Co PFI - 1315	0.00
Inter-Co. PFI - 1732	0.00
Inter-Co PFI-390	0.00
Inter Co PFI-santaland	0.00
Retained Earnings	-44,739.73

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Retained Earnings - Owned Properties	0.00
K1-Losses	0.00
Net Income (Loss) Current	-155,152.72
Appliance Depreciation	0.00
TOTAL EQUITY	5,550,593.42
TOTAL LIABILITIES & EQUITY	12,223,449.44
Total of All	0.00

Exhibit A-2: Statement of Income (*Loss*) for **Professional Investors 45, LLC** for period ending 9/2/2020

[Provide a statement of income (*loss*) for the following periods:

(i) For the initial report:

- a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and
- b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	335,070.36	99.70	335,070.36	99.70
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	0.00	0.00	0.00	0.00
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	0.00	0.00	0.00	0.00
Storage Income	1,000.00	0.30	1,000.00	0.30
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	336,070.36	100.00	336,070.36	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	11,972.87	3.56	11,972.87	3.56
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	2,615.78	0.78	2,615.78	0.78
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	14,588.65	4.34	14,588.65	4.34
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	417.00	0.12	417.00	0.12
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	86.31	0.03	86.31	0.03
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	0.00	0.00	0.00	0.00
Security Patrol	2,417.97	0.72	2,417.97	0.72
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	2,921.28	0.87	2,921.28	0.87
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	20,104.22	5.98	20,104.22	5.98
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	5,800.00	1.73	5,800.00	1.73
TOTAL MANAGEMENT E...	25,904.22	7.71	25,904.22	7.71
UTILITIES EXPENSE				
Gas & Electricity	22,321.89	6.64	22,321.89	6.64
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	497.16	0.15	497.16	0.15
Garbage & Trash Removal	3,958.93	1.18	3,958.93	1.18
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	513.72	0.15	513.72	0.15
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	27,291.70	8.12	27,291.70	8.12
REPAIRS & MAINTENANCE				
R&M Unit	0.00	0.00	0.00	0.00
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	0.00	0.00	0.00	0.00
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	1,360.30	0.40	1,360.30	0.40
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	600.00	0.18	600.00	0.18
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	2,038.54	0.61	2,038.54	0.61
R&M - Electrical Supplies	1,444.37	0.43	1,444.37	0.43
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	0.00	0.00	0.00	0.00
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	10.52	0.00	10.52	0.00
Miscellaneous Expense	-250.00	-0.07	-250.00	-0.07
Locks & Keys	515.09	0.15	515.09	0.15
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	5,718.82	1.70	5,718.82	1.70

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	976.85	0.29	976.85	0.29
Contract - Electrical & Lighting	4,182.78	1.24	4,182.78	1.24
Contract - HVAC Maint.	7,443.40	2.21	7,443.40	2.21
Contract R&M	3,512.46	1.05	3,512.46	1.05
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	9,150.00	2.72	9,150.00	2.72
Contract - Painting	805.00	0.24	805.00	0.24
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	1,250.00	0.37	1,250.00	0.37
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	2,362.09	0.70	2,362.09	0.70
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	29,682.58	8.83	29,682.58	8.83
TAXES				
Real Estate Taxes	38,670.94	11.51	38,670.94	11.51
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	38,670.94	11.51	38,670.94	11.51
INSURANCE EXPENSE				
Package Insurance	3,411.68	1.02	3,411.68	1.02
Earthquake Insurance	0.00	0.00	0.00	0.00
Umbrella Insurance	566.68	0.17	566.68	0.17
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	3,978.36	1.18	3,978.36	1.18
TOTAL OPERATING EXPENSES	148,756.55	44.26	148,756.55	44.26
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	-115.69	-0.03	-115.69	-0.03
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-115.69	-0.03	-115.69	-0.03
NET OPERATING INCOME	187,429.50	55.77	187,429.50	55.77
DEBT SERVICE EXPENSE				
Mortgage Interest	93,573.33	27.84	93,573.33	27.84
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	93,573.33	27.84	93,573.33	27.84
NET INC.BEFORE DEP.& TAX	93,856.17	27.93	93,856.17	27.93
DEPREC. & AMORT. EXPENSES				
Building Depreciation	88,465.60	26.32	88,465.60	26.32
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	29,333.32	8.73	29,333.32	8.73
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	9,705.60	2.89	9,705.60	2.89
Closing Cost Amortization	742.68	0.22	742.68	0.22
Loan Fee Amortization	8,528.80	2.54	8,528.80	2.54

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	119.40	0.04	119.40	0.04
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	136,895.40	40.73	136,895.40	40.73
NET INC.(LOSS) BEF.TAXES	-43,039.23	-12.81	-43,039.23	-12.81
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	1,700.50	0.51	1,700.50	0.51
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	1,700.50	0.51	1,700.50	0.51
NET INCOME (LOSS)BK	-44,739.73	-13.31	-44,739.73	-13.31
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	597,272.44	99.23	597,272.44	99.23
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	1,842.47	0.31	1,842.47	0.31
Prior Year Recovery Income	1,052.84	0.17	1,052.84	0.17
Utility Income	0.00	0.00	0.00	0.00
Storage Income	1,750.00	0.29	1,750.00	0.29
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	601,917.75	100.00	601,917.75	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	50,901.00	8.46	50,901.00	8.46
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	0.00	0.00	0.00	0.00
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	50,901.00	8.46	50,901.00	8.46
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	1,229.34	0.20	1,229.34	0.20
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	5,693.50	0.95	5,693.50	0.95
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	307.00	0.05	307.00	0.05
Security Patrol	3,526.20	0.59	3,526.20	0.59
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	10,756.04	1.79	10,756.04	1.79
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	35,606.53	5.92	35,606.53	5.92
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	4,501.34	0.75	4,501.34	0.75
TOTAL MANAGEMENT E...	40,107.87	6.66	40,107.87	6.66
UTILITIES EXPENSE				
Gas & Electricity	49,349.41	8.20	49,349.41	8.20
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	2,565.71	0.43	2,565.71	0.43
Garbage & Trash Removal	9,713.90	1.61	9,713.90	1.61
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	908.79	0.15	908.79	0.15
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	62,537.81	10.39	62,537.81	10.39
REPAIRS & MAINTENANCE				
R&M Unit	45,081.20	7.49	45,081.20	7.49
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	446.25	0.07	446.25	0.07
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	9,423.49	1.57	9,423.49	1.57
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	5,275.00	0.88	5,275.00	0.88
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	537.56	0.09	537.56	0.09
R&M - Windows	114.00	0.02	114.00	0.02
R&M - HVAC	13,839.75	2.30	13,839.75	2.30
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	0.00	0.00	0.00	0.00
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	0.00	0.00	0.00	0.00
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	0.00	0.00	0.00	0.00
R&M - Electrical Supplies	1,295.00	0.22	1,295.00	0.22
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	1,495.06	0.25	1,495.06	0.25
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	-437.50	-0.07	-437.50	-0.07
Locks & Keys	4,504.41	0.75	4,504.41	0.75
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	1,655.18	0.28	1,655.18	0.28
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	83,229.40	13.83	83,229.40	13.83

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	120.00	0.02	120.00	0.02
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	2,604.00	0.43	2,604.00	0.43
Contract R&M	0.00	0.00	0.00	0.00
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	22,050.00	3.66	22,050.00	3.66
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	625.00	0.10	625.00	0.10
Contract - Landscaping	4,218.75	0.70	4,218.75	0.70
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	1,881.18	0.31	1,881.18	0.31
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	31,498.93	5.23	31,498.93	5.23
TAXES				
Real Estate Taxes	74,672.07	12.41	74,672.07	12.41
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	74,672.07	12.41	74,672.07	12.41
INSURANCE EXPENSE				
Package Insurance	5,970.44	0.99	5,970.44	0.99
Earthquake Insurance	0.00	0.00	0.00	0.00
Umbrella Insurance	991.69	0.16	991.69	0.16
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	6,962.13	1.16	6,962.13	1.16
TOTAL OPERATING EXPENSES	360,665.25	59.92	360,665.25	59.92
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	-1,942.50	-0.32	-1,942.50	-0.32
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	-384.29	-0.06	-384.29	-0.06
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-2,326.79	-0.39	-2,326.79	-0.39
NET OPERATING INCOME	243,579.29	40.47	243,579.29	40.47
DEBT SERVICE EXPENSE				
Mortgage Interest	171,820.00	28.55	171,820.00	28.55
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	171,820.00	28.55	171,820.00	28.55
NET INC.BEFORE DEP.& TAX	71,759.29	11.92	71,759.29	11.92
DEPREC. & AMORT. EXPENSES				
Building Depreciation	157,715.32	26.20	157,715.32	26.20
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	58,666.69	9.75	58,666.69	9.75
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	1,940.41	0.32	1,940.41	0.32
Closing Cost Amortization	1,382.19	0.23	1,382.19	0.23
Loan Fee Amortization	5,285.19	0.88	5,285.19	0.88

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	222.21	0.04	222.21	0.04
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	225,212.01	37.42	225,212.01	37.42
NET INC.(LOSS) BEF.TAXES	-153,452.72	-25.49	-153,452.72	-25.49
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	1,700.00	0.28	1,700.00	0.28
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	1,700.00	0.28	1,700.00	0.28
NET INCOME (LOSS)BK	-155,152.72	-25.78	-155,152.72	-25.78
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Exhibit A-3: Statement of Cash Flows for **Professional Investors 45, LLC** for period ending **9/2/2020**

[Provide a statement of changes in cash position for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.



Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	335,070.36	99.70	335,070.36	99.70
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	0.00	0.00	0.00	0.00
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	0.00	0.00	0.00	0.00
Storage Income	1,000.00	0.30	1,000.00	0.30
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	336,070.36	100.00	336,070.36	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	11,972.87	3.56	11,972.87	3.56
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	2,615.78	0.78	2,615.78	0.78
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	14,588.65	4.34	14,588.65	4.34
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	417.00	0.12	417.00	0.12
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	86.31	0.03	86.31	0.03
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	0.00	0.00	0.00	0.00
Security Patrol	2,417.97	0.72	2,417.97	0.72
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	2,921.28	0.87	2,921.28	0.87
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	20,104.22	5.98	20,104.22	5.98
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	5,800.00	1.73	5,800.00	1.73
TOTAL MANAGEMENT E...	25,904.22	7.71	25,904.22	7.71
UTILITIES EXPENSE				
Gas & Electricity	22,321.89	6.64	22,321.89	6.64
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	497.16	0.15	497.16	0.15
Garbage & Trash Removal	3,958.93	1.18	3,958.93	1.18
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	513.72	0.15	513.72	0.15
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	27,291.70	8.12	27,291.70	8.12
REPAIRS & MAINTENANCE				
R&M Unit	0.00	0.00	0.00	0.00
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	0.00	0.00	0.00	0.00
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	1,360.30	0.40	1,360.30	0.40
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	600.00	0.18	600.00	0.18
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	2,038.54	0.61	2,038.54	0.61
R&M - Electrical Supplies	1,444.37	0.43	1,444.37	0.43
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	0.00	0.00	0.00	0.00
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	10.52	0.00	10.52	0.00
Miscellaneous Expense	-250.00	-0.07	-250.00	-0.07
Locks & Keys	515.09	0.15	515.09	0.15
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	5,718.82	1.70	5,718.82	1.70

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	976.85	0.29	976.85	0.29
Contract - Electrical & Lighting	4,182.78	1.24	4,182.78	1.24
Contract - HVAC Maint.	7,443.40	2.21	7,443.40	2.21
Contract R&M	3,512.46	1.05	3,512.46	1.05
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	9,150.00	2.72	9,150.00	2.72
Contract - Painting	805.00	0.24	805.00	0.24
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	1,250.00	0.37	1,250.00	0.37
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	2,362.09	0.70	2,362.09	0.70
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	29,682.58	8.83	29,682.58	8.83
TAXES				
Real Estate Taxes	38,670.94	11.51	38,670.94	11.51
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	38,670.94	11.51	38,670.94	11.51
INSURANCE EXPENSE				
Package Insurance	3,411.68	1.02	3,411.68	1.02
Earthquake Insurance	0.00	0.00	0.00	0.00
Umbrella Insurance	566.68	0.17	566.68	0.17
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	3,978.36	1.18	3,978.36	1.18
TOTAL OPERATING EXPENSES	148,756.55	44.26	148,756.55	44.26
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	-115.69	-0.03	-115.69	-0.03
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-115.69	-0.03	-115.69	-0.03
NET OPERATING INCOME	187,429.50	55.77	187,429.50	55.77
DEBT SERVICE EXPENSE				
Mortgage Interest	93,573.33	27.84	93,573.33	27.84
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	93,573.33	27.84	93,573.33	27.84
NET INC.BEFORE DEP.& TAX	93,856.17	27.93	93,856.17	27.93
DEPREC. & AMORT. EXPENSES				
Building Depreciation	88,465.60	26.32	88,465.60	26.32
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	29,333.32	8.73	29,333.32	8.73
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	9,705.60	2.89	9,705.60	2.89
Closing Cost Amortization	742.68	0.22	742.68	0.22
Loan Fee Amortization	8,528.80	2.54	8,528.80	2.54

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	119.40	0.04	119.40	0.04
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	136,895.40	40.73	136,895.40	40.73
NET INC.(LOSS) BEF.TAXES	-43,039.23	-12.81	-43,039.23	-12.81
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	1,700.50	0.51	1,700.50	0.51
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	1,700.50	0.51	1,700.50	0.51
NET INCOME (LOSS)BK	-44,739.73	-13.31	-44,739.73	-13.31
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00
Adjustments				
Outside Management Income	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0.00
Period to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	10,000.00	58,535.56	48,535.56	
1015 -Reserve Account	10,000.00	987,044.96	977,044.96	
Escrow Account	0.00	500,000.00	500,000.00	
Total Cash	20,000.00	1,545,580.52	1,525,580.52	
Year to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	10,000.00	58,535.56	48,535.56	
1015 -Reserve Account	10,000.00	987,044.96	977,044.96	
Escrow Account	0.00	500,000.00	500,000.00	
Total Cash	20,000.00	1,545,580.52	1,525,580.52	

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	597,272.44	99.23	597,272.44	99.23
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	1,842.47	0.31	1,842.47	0.31
Prior Year Recovery Income	1,052.84	0.17	1,052.84	0.17
Utility Income	0.00	0.00	0.00	0.00
Storage Income	1,750.00	0.29	1,750.00	0.29
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	601,917.75	100.00	601,917.75	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	50,901.00	8.46	50,901.00	8.46
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	0.00	0.00	0.00	0.00
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	50,901.00	8.46	50,901.00	8.46
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	1,229.34	0.20	1,229.34	0.20
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	5,693.50	0.95	5,693.50	0.95
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	307.00	0.05	307.00	0.05
Security Patrol	3,526.20	0.59	3,526.20	0.59
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	10,756.04	1.79	10,756.04	1.79
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	35,606.53	5.92	35,606.53	5.92
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

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	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	4,501.34	0.75	4,501.34	0.75
TOTAL MANAGEMENT E...	40,107.87	6.66	40,107.87	6.66
UTILITIES EXPENSE				
Gas & Electricity	49,349.41	8.20	49,349.41	8.20
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	2,565.71	0.43	2,565.71	0.43
Garbage & Trash Removal	9,713.90	1.61	9,713.90	1.61
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	908.79	0.15	908.79	0.15
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	62,537.81	10.39	62,537.81	10.39
REPAIRS & MAINTENANCE				
R&M Unit	45,081.20	7.49	45,081.20	7.49
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	446.25	0.07	446.25	0.07
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	9,423.49	1.57	9,423.49	1.57
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	5,275.00	0.88	5,275.00	0.88
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	537.56	0.09	537.56	0.09
R&M - Windows	114.00	0.02	114.00	0.02
R&M - HVAC	13,839.75	2.30	13,839.75	2.30
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Cash Flow Statement

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	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	0.00	0.00	0.00	0.00
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	0.00	0.00	0.00	0.00
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	0.00	0.00	0.00	0.00
R&M - Electrical Supplies	1,295.00	0.22	1,295.00	0.22
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	1,495.06	0.25	1,495.06	0.25
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

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	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	-437.50	-0.07	-437.50	-0.07
Locks & Keys	4,504.41	0.75	4,504.41	0.75
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	1,655.18	0.28	1,655.18	0.28
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	83,229.40	13.83	83,229.40	13.83

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	120.00	0.02	120.00	0.02
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	2,604.00	0.43	2,604.00	0.43
Contract R&M	0.00	0.00	0.00	0.00
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	22,050.00	3.66	22,050.00	3.66
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	625.00	0.10	625.00	0.10
Contract - Landscaping	4,218.75	0.70	4,218.75	0.70
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	1,881.18	0.31	1,881.18	0.31
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	31,498.93	5.23	31,498.93	5.23
TAXES				
Real Estate Taxes	74,672.07	12.41	74,672.07	12.41
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	74,672.07	12.41	74,672.07	12.41
INSURANCE EXPENSE				
Package Insurance	5,970.44	0.99	5,970.44	0.99
Earthquake Insurance	0.00	0.00	0.00	0.00
Umbrella Insurance	991.69	0.16	991.69	0.16
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	6,962.13	1.16	6,962.13	1.16
TOTAL OPERATING EXPENSES	360,665.25	59.92	360,665.25	59.92
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	-1,942.50	-0.32	-1,942.50	-0.32
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	-384.29	-0.06	-384.29	-0.06
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-2,326.79	-0.39	-2,326.79	-0.39
NET OPERATING INCOME	243,579.29	40.47	243,579.29	40.47
DEBT SERVICE EXPENSE				
Mortgage Interest	171,820.00	28.55	171,820.00	28.55
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	171,820.00	28.55	171,820.00	28.55
NET INC.BEFORE DEP.& TAX	71,759.29	11.92	71,759.29	11.92
DEPREC. & AMORT. EXPENSES				
Building Depreciation	157,715.32	26.20	157,715.32	26.20
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	58,666.69	9.75	58,666.69	9.75
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	1,940.41	0.32	1,940.41	0.32
Closing Cost Amortization	1,382.19	0.23	1,382.19	0.23
Loan Fee Amortization	5,285.19	0.88	5,285.19	0.88

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	222.21	0.04	222.21	0.04
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	225,212.01	37.42	225,212.01	37.42
NET INC.(LOSS) BEF.TAXES	-153,452.72	-25.49	-153,452.72	-25.49
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	1,700.00	0.28	1,700.00	0.28
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	1,700.00	0.28	1,700.00	0.28
NET INCOME (LOSS)BK	-155,152.72	-25.78	-155,152.72	-25.78
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00
Adjustments				
Outside Management Income	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0.00

Period to Date	Beginning Balance	Ending Balance	Difference
1010 - Checking	58,535.56	16,758.97	-41,776.59
1015 -Reserve Account	987,044.96	192,044.96	-795,000.00
Escrow Account	500,000.00	500,000.00	0.00
Total Cash	1,545,580.52	708,803.93	-836,776.59

Year to Date	Beginning Balance	Ending Balance	Difference
1010 - Checking	58,535.56	16,758.97	-41,776.59
1015 -Reserve Account	987,044.96	192,044.96	-795,000.00
Escrow Account	500,000.00	500,000.00	0.00
Total Cash	1,545,580.52	708,803.93	-836,776.59

Exhibit A-4: Statement of Changes in Shareholders'/Partners' Equity (*Deficit*) for Professional Investors 45, LLC for period ending 9/2/2020

[Provide a statement of changes in shareholders'/partners equity (*deficit*) for the following periods:

(i) For the initial report:

a.the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b.the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The Debtor's professionals are in the process of conducting a forensic review of the Debtor's and controlled entities' records necessary to determine changes in the shareholders'/partners' equity ownership for the controlled entities. The Debtor will submit an updated report to the Court once this information is available.

Exhibit B: Description of Operations for Professional Investors 45, LLC

[Describe the nature and extent of the Debtor's interest in the Controlled Non-Debtor Entity.

Describe the business conducted and intended to be conducted by the Controlled Non-Debtor Entity, focusing on the entity's dominant business segments.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

The Controlled Non-Debtor Entity owns a residential property which is operated by PFI. The units are leased as residences to tenants.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit C: Description of Intercompany Claims

[List and describe the Controlled Non-Debtor Entity's claims against any other Controlled Non-Debtor Entity, together with the basis for such claims and whether each claim is contingent, unliquidated or disputed.]

Describe the source of this information.]

The source of this information is derived for the companies' Accounting System.

Professional Investors 45, LLC appears to be owed approximately \$710,000 by Professional Financial Investors, Inc. in intercompany receivables.

Exhibit D: Allocation of Tax Liabilities and Assets

[Describe how income, losses, tax payments, tax refunds, or other tax attributes relating to federal, state, or local taxes have been allocated between or among the Controlled Non-Debtor Entity and one or more other Controlled Non-Debtor Entities.

Include a copy of each tax sharing or tax allocation agreement to which the entity is a party with any other Controlled Non-Debtor Entity.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System and conversations with the remaining employees of the company.

Tax liabilities are not allocated among or between any other Controlled Non-Debtor Entity.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit E: Description of Controlled Non-Debtor Entity's payments of Administrative Expenses, or Professional Fees otherwise payable by a Debtor


[Describe any payment made, or obligations incurred (or claims purchased), by the Controlled Non-Debtor Entity in connection with any claims, administrative expenses, or professional fees that have been or could be asserted against any Debtor.

Describe the source of this information.]

Based on a review of the Non-Debtor Entity's Accounting System records and conversations with current employees, the Debtor is not aware of any payments made or obligations incurred by the Controlled Non-Debtor Entity that would otherwise be payable by Debtor.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

 Exhibit A: Financial Statements for Professional Investors 46, LLC

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit A-1: Balance Sheet for Professional Investors 46, LLC as of 9/2/2020

[Provide a balance sheet dated as of the end of the most recent 3-month period of the current fiscal year and as of the end of the preceding fiscal year.]

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.



Balance Sheet

Period = Dec 2019

Book = Accrual

Current Balance**ASSETS****CURRENT ASSETS****CASH**

1010 - Checking	2,260.20
461 Bank Acct	0.00
501 Bank Acct	0.00
1015 -Reserve Account	1,029.96
1020 OLD Clearing	0.00
PFI First Community	0.00
Clearing	0.00
PISF Inc. Transfer	0.00
PFI Cash - Transfer	0.00
Money Market	0.00
Escrow Account	660,000.00
Fremont Checking Account	0.00
Interest Cash	0.00
Petty Cash	0.00
Cash Hammondale	0.00
Cash 461	0.00
Cash 501	0.00
TOTAL CASH	663,290.16

RECEIVABLES

Property Receivables	0.00
Loan Receivables	0.00
Other Receivables	0.00
Officer - Due to/from	0.00

ACCOUNTS RECEIVABLES

A/R Rent Due	920.00
A/R Other - Melissa B	0.00
A/R Other - People home equity	0.00
A/R Collections	0.00
A/R Security Deposits	0.00
TOTAL ACCOUNTS RECEIVABLES	920.00

RESERVES & PREPAIDS

Reserve - Insurance	4,186.00
Reserve - Improvements	0.00
Prepaid Maint. Contract	0.00
Prepaid - Leasing Comm.	0.00
Prepaid - Leasing Comm.	0.00
Prepaid Mortgage Interest	0.00
Prepaid Taxes	0.00
TOTAL RESERVES & PREPAIDS	4,186.00
TOTAL CURRENT ASSETS	668,396.16

Balance Sheet

Period = Dec 2019

Book = Accrual

Current Balance**FIXED ASSETS**

Land - Hammondale	0.00
Land	1,380,000.00
Land - 501	0.00
Land - PI 20 LLC	0.00
Land - 200 Gate 5	0.00
Land - Duffy	0.00
Land - 49 Ignacio	0.00
Land - 350 Ignacio Suite 200	0.00
Land - PI 21 LLC	0.00
Land 30 Clay Court	0.00
Land - 690 DeLong	0.00
Building	5,520,000.00
Fixtures & Appliances	0.00
Improvements	0.00
Additional basis	0.00
Accum Depreciation	-92,759.35
Building - 501	0.00
Accum Depreciation Building - 501	0.00
Building - PI 20	0.00
A/D Building PI 20	0.00
Building - 200 Gate 5	0.00
Open	0.00
Accum Depreciation Gate 5	0.00
Buidling Duffy Place	0.00
Accum Depreciation Duffy Place	0.00
Building 49 Ignacio	0.00
Accum Depreciation 49 Ignacio	0.00
Building - Hammondale	0.00
Accum Depr Hammondale	0.00
350 Ignacio #200	0.00
A/D 350 Ignacio #200	0.00
350 Ignacio #101	0.00
A/D 350 Ignacio #101	0.00
Building - 30 Clay Ct.	0.00
A/D 30 Clay Ct.	0.00
Building 690 DeLong	0.00
A/D Building 690 DeLong	0.00
350 Ignacio #103	0.00
A/D 350 Ingacio #103	0.00
350 Ignacio #201	0.00
350 Ignacio # 203	0.00
A/D 350 Ignacio #203	0.00
350 Ignacio #100	0.00
A/D Ignacio #100	0.00
350 Ignacio #300	0.00
A/D 350 Ignacio #300	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Furniture and Fixtures	0.00
A/D Furn. & Fixt.	0.00
Furniture & Fixt Hamm	0.00
Furniture & Fixt Gate	0.00
A/D Furn./Fixt. Hamm	0.00
A/D Furn./Fixt. Gate	0.00
Computers	0.00
A/D Computers	0.00
A/V Equipment	0.00
Vehicles	0.00
A/D Vehicles	0.00
Tenant Imp. 350 Ignacio	0.00
A/D Tenant Imp.	0.00
Acum. Gain (Loss) Gate	0.00
Accum. Gain (Loss) Hamm	0.00
Accum. Gain (Loss) 501	0.00
Accum Gain Loss - 461	0.00
Accum Depreciation Fixed Assets	0.00
NET FIXED ASSETS	6,807,240.65
ACQUISITION ASSETS	
Closing Costs	12,661.00
A/A Closing Costs	0.00
Syndication Costs	0.00
Loan Fees	60,750.00
Accum Amort Loan Fees	-2,531.25
Personal Property	200,000.00
Accum Depreciation Personal Property	-16,666.65
Organization Costs	9,900.00
Accum Amort Organization Costs	0.00
NET ACQUISITION ASSETS	264,113.10
CAPITALIZED IMPROVEMENTS	
Improvements Prior 2000	0.00
2001 Bathroom Improvements	0.00
2001 Kitchen Improvements	0.00
2001 Floor Improvements	0.00
2001 Window Improvements	0.00
2001 Building Improvements	0.00
2001 Roof Improvements	0.00
2001 Other Improvements	0.00
2002 Bathroom Improvements	0.00
2002 Kitchen Improvements	0.00
2002 Floor Improvements	0.00
2002 Window Improvements	0.00
2002 Building Improvements	0.00
2002 Roof Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2002 Other Improvements	0.00
2002 Improvement Salaries	0.00
2003 Bathroom Improvements	0.00
2003 Kitchen Improvements	0.00
2003 Floor Improvements	0.00
2003 Window Improvements	0.00
461-2003 Windows Improvements	0.00
501-2003 Window Improvement	0.00
2003 Building Improvements	0.00
461-2003 Building Improvements	0.00
501-2003 Building Improvements	0.00
2003 Roof Improvements	0.00
2003 Other Improvements	0.00
461-2003 Other Improvements	0.00
501-2003 Other Improvements	0.00
2004 Bathroom Improvements	0.00
2004 Kitchen Improvements	0.00
2004 Floor Improvements	0.00
461-2004 Floor Improvements	0.00
501-2004 Floor Improvements	0.00
2004 Window Improvements	0.00
461-2004 Window Improvements	0.00
501-2004 Window Improvements	0.00
2004 Building Improvements	0.00
2004 Roof Improvements	0.00
2004 Other Improvements	0.00
461-2004 Other Improvements	0.00
501-2004 Other Improvements	0.00
2005 Bathroom Improvements	0.00
2005 Kitchen Improvements	0.00
461-2005 Kitchen Improvements	0.00
501-2005 Kitchen Improvements	0.00
2005 Floor Improvements	0.00
461-2005 Floor Improvements	0.00
501-2005 Floor Improvements	0.00
2005 Window Improvements	0.00
2005 Building Improvements	0.00
2005 Roof Improvements	0.00
2005 Other Improvements	0.00
461-2005 Other Improvements	0.00
501-2005 Other Improvements	0.00
2005 Improvement Salaries	0.00
2006 Bathroom Improvements	0.00
2006 Kitchen Improvements	0.00
461-2006 Kitchen Improvements	0.00
501-2006 Kitchen Improvements	0.00
2006 Floor Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
461-2006 Floor Improvements	0.00
501-2006 Floor Improvements	0.00
2006 Window Improvements	0.00
2006 Building Improvements	0.00
461-2006 Building Improvements	0.00
501-2006 Building Improvements	0.00
2006 Roof Improvements	0.00
2006 Other Improvements	0.00
2007 Bathroom Improvements	0.00
461-2007 Bathroom Improvements	0.00
501-2007 Bathroom Improvements	0.00
2007 Kitchen Improvements	0.00
2007 Floor Improvements	0.00
461-2007 Floor Improvements	0.00
501-2007 Floor Improvements	0.00
2007 Window Improvements	0.00
2007 Building Improvements	0.00
461-2007 Building Improvements	0.00
501-2007 Building Improvements	0.00
2007 Roof Improvements	0.00
2007 Other Improvements	0.00
461-2007 Other Improvements	0.00
501-2007 Other Improvements	0.00
2008 Bathroom Improvements	0.00
461-2008 Bathrooms Improvements	0.00
501-2008 Bathroom Improvements	0.00
2008 Kitchen Improvements	0.00
461-2008 Kitchen Improvements	0.00
501-2008 Kitchen Improvements	0.00
2008 Floor Improvements	0.00
461-2008 Floor Improvements	0.00
501-2008 Floor Improvements	0.00
2008 Window Improvements	0.00
2008 Building Improvements	0.00
2008 Roof Improvements	0.00
2008 Other Improvements	0.00
461-2008 Other Improvements	0.00
501-2008 Other Improvements	0.00
2009 Bathroom Improvements	0.00
2009 Kitchen Improvements	0.00
2009 Floor Improvements	0.00
2009 Window Improvements	0.00
2009 Building Improvements	0.00
2009 Roof Improvements	0.00
2009 Other Improvements	0.00
461-2009 Other Improvements	0.00
501-2009 Other Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2010 Other Improvements	0.00
2011 Other Improvements	0.00
2012 Other Improvements	0.00
2013 Other Improvements	0.00
2013-Roof Improvement	0.00
2014 Other Improvements	0.00
2014 T/O Misc. Expense	0.00
2014 T/O Materials	0.00
2014 T/O Outside Vendor	0.00
2014 - Roof	0.00
2015 Other Improvements	0.00
T/O Misc. Exp.	0.00
2015 T/O Materiales	0.00
T/O Outside Vendor	0.00
2016 Other Improvements	0.00
2016 T/O Misc. Exp.	0.00
2016 T/O Materials	0.00
2016 T/O outside vendors	0.00
2016 Hills Assessments	0.00
2017 Other Improvements	0.00
2017 T/O Misc. Exp.	0.00
2017 T/O Materials	0.00
2017 T/O Outside Vendor	0.00
2017 Hills Assessments	0.00
2018 Other Improvements	0.00
2018 T/O Misc. Exp.	0.00
2018 T/O Materials	0.00
2018 T/O Outside Vendor	0.00
2018 Hills Assessments	0.00
2019 Other Improvements	4,105.77
2019 T/O Misc. Exp.	5,367.16
2019 T/O Materials	21,449.30
2019 T/O Outside Vendor	53,940.01
2019 Hills Assessments	0.00
2020 Other Improvements	0.00
2020 T/O Misc. Exp.	0.00
2020 T/O Materials	0.00
2020 T/O Outside Vendor	0.00
2020 Hills Assessments	0.00
TOTAL CAPITAL IMPROVEMENTS	84,862.24
Accum Deprec - Capital Improvements	3,439.80
NET CAPITALIZED IMPROVEMENTS	81,422.44
OTHER ASSETS	
Security Deposits	0.00
Investment - LLC 21	0.00
Investment - LLC 24	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Investment - LLC 27	0.00
Investment - LLC 28	0.00
Investment - LLC 29	0.00
Investment - LLC 25	0.00
Investment - LLC 26	0.00
Investment - LLC 31	0.00
Investment - LLC 34	0.00
Investment - LLC 35	0.00
Investment - LLC 36	0.00
Investment LLC 37	0.00
Investment LLC 38	0.00
Investment - LLC 39	0.00
Investment - LLC 40	0.00
Investment - LLC 41	0.00
Investment - LLC 42	0.00
Investment - LLC 43	0.00
	0.00
investment - LLC 45	0.00
<i>Investment in 48</i>	<i>0.00</i>
BofA Teller Rental	0.00
Investment - 16914	0.00
Investment - Rafael Gardens	0.00
Investment - 1129 3rd Street	0.00
LP Units	0.00
Investment - US Performing Arts	0.00
Investment - Marin CoWork	0.00
Limited Liability Companies	0.00
LONG TERM RECEIVABLES	
PISF I	0.00
Duffy Due to/from	0.00
PISF III	0.00
PISF IV	0.00
PISF VI	0.00
PISF VII	0.00
PISF IX	0.00
PISF XI	0.00
PISF XII	0.00
PISF XIII	0.00
PISF XIV	0.00
PISF XV	0.00
PISF XVI	0.00
PISF XVII	0.00
PISF XVIII	0.00
461 Due To/From	0.00
501 Due/To From	0.00
Hammondale Due To/From	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
21 Due/to From	0.00
In process Lease litigation	0.00
LLC 20	0.00
LLC 21	0.00
LLC 22	0.00
LLC 23	0.00
LLC 24	0.00
LLC 25	0.00
LLC 26	0.00
LLC 27	0.00
LLC 28	0.00
LLC 29	0.00
LLC 30	0.00
LLC 30	0.00
LLC 31	0.00
LLC 32	0.00
LLC 33	0.00
LLC 34	0.00
LLC 35	0.00
LLC 36	0.00
LLC 37	0.00
LLC 38	0.00
LLC 39	0.00
LLC 40	0.00
LLC 41	0.00
LLC 42	0.00
LLC 43	0.00
LLC 44	0.00
LLC 45	0.00
LLC 46	0.00
LLC 47	0.00
LLC 48	0.00
Due to/from LLC 49	0.00
PI LLC 50	0.00
PI 51 LLC	0.00
Due to/from Gate 5	0.00
PV 1 Due to/from	0.00
885 Due to/from	0.00
107 Due to/from	0.00
481 Due to/from	0.00
515 Due to/from	0.00
300 Due to/From PISF	0.00
Paul Drive Due to/from	0.00
353 BMK due to/from	0.00
49 Ignacio due to/from	0.00
Due To/From GP	443,310.00
Due To/From 16914	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Due To/From PISF, Inc.	0.00
Due To/From PIM	0.00
Note Receivable	0.00
7200 Redwood Due to/From	0.00
355 Due to / from	0.00
Due to/from 350 Ignacio Assoc.	0.00
1222 Due to/from	0.00
419 Prospect due to/from	0.00
TOTAL LONG TERM RECEIVABLES	443,310.00
TOTAL ASSETS	8,264,482.35
LIABILITIES & EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	1,173.69
Deferred Revenue	0.00
Unearned Rent	0.00
FTB Taxes Payable	0.00
PPP Loan	0.00
Property Tax Payable	0.00
Insurance Payable	0.00
Accrued Expenses	0.00
TOTAL CURRENT LIABILITIES	1,173.69
LONG TERM LIABILITIES	
Notes Payable	0.00
Notes Payable LLC 48	0.00
Deed of Trust Payable	0.00
Accrued Interest	0.00
Security Deposits Liability	24,795.00
Security Deposit Clearing	0.00
Pet Deposit Payable	0.00
Unearned Income	0.00
Mortgage Payable	4,260,000.00
1st Mortgage 461	0.00
2nd Mortgage 461	0.00
1st Mortgage 501	0.00
1st Deed 350, Suite 201	0.00
2nd Deed 350, Suite 201	0.00
1st Deed 350, Suite 200	0.00
First Mortgage 350 Suite 203	0.00
1st Deed 350 Suites 101, 103	0.00
Other Liabilities	0.00
Accum K-1 Losses	0.00
1st Mortgage Gate 5	0.00
2nd Deed Gate 5	0.00
1st Mortgage Duffy Place	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2nd Deed Duffy Place	0.00
1st Mortgage 49 Ignacio	0.00
2nd Deed 49 Ignacio	0.00
TOTAL LONG TERM LIABILITIES	4,284,795.00
TOTAL LIABILITIES	4,285,968.69
EQUITY	
Common Stock	0.00
Capital Contributions	4,250,000.00
Capital Receivable	0.00
Less: Repurchased Units	0.00
TIC Ownership	0.00
L.P. Distributions	0.00
G.P. Distributions	0.00
Premium on Repurch Units	0.00
Previous Period Adjmts	0.00
Member Distribution	-35,013.69
Dist. 38 to 20	0.00
Dist. 38 to 21	0.00
Dist. 37 to 22	0.00
Inter Co. PFI - PV1	0.00
Inter Co PFI - Gate 5	0.00
Inter Co PFI - Duffy	0.00
Inter Co PFI - Hamm	0.00
Inter Co PFI - 107	0.00
Inter Co PFI - 461	0.00
Inter Co PFI - 501	0.00
Inter Co PFI - 49	0.00
Inter Co PFI - 885	0.00
Inter Co. PFI - 515	0.00
Inter-Co PFI - 355	0.00
InterCo PFI - 7200	-150,000.00
InterCo PFI-117	0.00
InterCo PFI - 7 Merry	0.00
InterCo PFI - 16914	0.00
InterCo PFI - Paul	0.00
InterCo PFI - 353	0.00
InterCo PFI - 1506	0.00
InterCo PFI - 1222	0.00
InterCo PFI - 419	0.00
Inter Co PFI - 19 Merrydale	0.00
Inter Co PFI - 1129	0.00
Inter Co PFI - 1315	0.00
Inter-Co. PFI - 1732	0.00
Inter-Co PFI-390	0.00
Inter Co PFI-santaland	0.00
Retained Earnings	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Retained Earnings - Owned Properties	0.00
K1-Losses	0.00
Net Income (Loss) Current	-86,472.65
Appliance Depreciation	0.00
TOTAL EQUITY	3,978,513.66
TOTAL LIABILITIES & EQUITY	8,264,482.35
Total of All	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

Current Balance**ASSETS****CURRENT ASSETS****CASH**

1010 - Checking	-33,192.17
461 Bank Acct	0.00
501 Bank Acct	0.00
1015 -Reserve Account	727.71
1020 OLD Clearing	0.00
PFI First Community	0.00
Clearing	0.00
PISF Inc. Transfer	0.00
PFI Cash - Transfer	0.00
Money Market	0.00
Escrow Account	660,000.00
Fremont Checking Account	0.00
Interest Cash	0.00
Petty Cash	0.00
Cash Hammondale	0.00
Cash 461	0.00
Cash 501	0.00
TOTAL CASH	627,535.54

RECEIVABLES

Property Receivables	0.00
Loan Receivables	0.00
Other Receivables	0.00
Officer - Due to/from	0.00

ACCOUNTS RECEIVABLES

A/R Rent Due	11,750.00
A/R Other - Melissa B	0.00
A/R Other - People home equity	0.00
A/R Collections	0.00
A/R Security Deposits	0.00
TOTAL ACCOUNTS RECEIVABLES	11,750.00

RESERVES & PREPAIDS

Reserve - Insurance	0.00
Reserve - Improvements	0.00
Prepaid Maint. Contract	0.00
Prepaid - Leasing Comm.	0.00
Prepaid - Leasing Comm.	0.00
Prepaid Mortgage Interest	0.00
Prepaid Taxes	0.00
TOTAL RESERVES & PREPAIDS	0.00

TOTAL CURRENT ASSETS	639,285.54
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Balance Sheet

Period = Jul 2020

Book = Accrual

Current Balance**FIXED ASSETS**

Land - Hammondale	0.00
Land	1,380,000.00
Land - 501	0.00
Land - PI 20 LLC	0.00
Land - 200 Gate 5	0.00
Land - Duffy	0.00
Land - 49 Ignacio	0.00
Land - 350 Ignacio Suite 200	0.00
Land - PI 21 LLC	0.00
Land 30 Clay Court	0.00
Land - 690 DeLong	0.00
Building	5,520,000.00
Fixtures & Appliances	0.00
Improvements	0.00
Additional basis	0.00
Accum Depreciation	-212,427.71
Building - 501	0.00
Accum Depreciation Building - 501	0.00
Building - PI 20	0.00
A/D Building PI 20	0.00
Building - 200 Gate 5	0.00
Open	0.00
Accum Depreciation Gate 5	0.00
Buidling Duffy Place	0.00
Accum Depreciation Duffy Place	0.00
Building 49 Ignacio	0.00
Accum Depreciation 49 Ignacio	0.00
Building - Hammondale	0.00
Accum Depr Hammondale	0.00
350 Ignacio #200	0.00
A/D 350 Ignacio #200	0.00
350 Ignacio #101	0.00
A/D 350 Ignacio #101	0.00
Building - 30 Clay Ct.	0.00
A/D 30 Clay Ct.	0.00
Building 690 DeLong	0.00
A/D Building 690 DeLong	0.00
350 Ignacio #103	0.00
A/D 350 Ingacio #103	0.00
350 Ignacio #201	0.00
350 Ignacio # 203	0.00
A/D 350 Ignacio #203	0.00
350 Ignacio #100	0.00
A/D Ignacio #100	0.00
350 Ignacio #300	0.00
A/D 350 Ignacio #300	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Furniture and Fixtures	0.00
A/D Furn. & Fixt.	0.00
Furniture & Fixt Hamm	0.00
Furniture & Fixt Gate	0.00
A/D Furn./Fixt. Hamm	0.00
A/D Furn./Fixt. Gate	0.00
Computers	0.00
A/D Computers	0.00
A/V Equipment	0.00
Vehicles	0.00
A/D Vehicles	0.00
Tenant Imp. 350 Ignacio	0.00
A/D Tenant Imp.	0.00
Acum. Gain (Loss) Gate	0.00
Accum. Gain (Loss) Hamm	0.00
Accum. Gain (Loss) 501	0.00
Accum Gain Loss - 461	0.00
Accum Depreciation Fixed Assets	0.00
NET FIXED ASSETS	6,687,572.29
ACQUISITION ASSETS	
Closing Costs	12,661.00
A/A Closing Costs	0.00
Syndication Costs	0.00
Loan Fees	60,750.00
Accum Amort Loan Fees	-6,075.00
Personal Property	200,000.00
Accum Depreciation Personal Property	-39,999.96
Organization Costs	9,900.00
Accum Amort Organization Costs	0.00
NET ACQUISITION ASSETS	237,236.04
CAPITALIZED IMPROVEMENTS	
Improvements Prior 2000	0.00
2001 Bathroom Improvements	0.00
2001 Kitchen Improvements	0.00
2001 Floor Improvements	0.00
2001 Window Improvements	0.00
2001 Building Improvements	0.00
2001 Roof Improvements	0.00
2001 Other Improvements	0.00
2002 Bathroom Improvements	0.00
2002 Kitchen Improvements	0.00
2002 Floor Improvements	0.00
2002 Window Improvements	0.00
2002 Building Improvements	0.00
2002 Roof Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2002 Other Improvements	0.00
2002 Improvement Salaries	0.00
2003 Bathroom Improvements	0.00
2003 Kitchen Improvements	0.00
2003 Floor Improvements	0.00
2003 Window Improvements	0.00
461-2003 Windows Improvements	0.00
501-2003 Window Improvement	0.00
2003 Building Improvements	0.00
461-2003 Building Improvements	0.00
501-2003 Building Improvements	0.00
2003 Roof Improvements	0.00
2003 Other Improvements	0.00
461-2003 Other Improvements	0.00
501-2003 Other Improvements	0.00
2004 Bathroom Improvements	0.00
2004 Kitchen Improvements	0.00
2004 Floor Improvements	0.00
461-2004 Floor Improvements	0.00
501-2004 Floor Improvements	0.00
2004 Window Improvements	0.00
461-2004 Window Improvements	0.00
501-2004 Window Improvements	0.00
2004 Building Improvements	0.00
2004 Roof Improvements	0.00
2004 Other Improvements	0.00
461-2004 Other Improvements	0.00
501-2004 Other Improvements	0.00
2005 Bathroom Improvements	0.00
2005 Kitchen Improvements	0.00
461-2005 Kitchen Improvements	0.00
501-2005 Kitchen Improvements	0.00
2005 Floor Improvements	0.00
461-2005 Floor Improvements	0.00
501-2005 Floor Improvements	0.00
2005 Window Improvements	0.00
2005 Building Improvements	0.00
2005 Roof Improvements	0.00
2005 Other Improvements	0.00
461-2005 Other Improvements	0.00
501-2005 Other Improvements	0.00
2005 Improvement Salaries	0.00
2006 Bathroom Improvements	0.00
2006 Kitchen Improvements	0.00
461-2006 Kitchen Improvements	0.00
501-2006 Kitchen Improvements	0.00
2006 Floor Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
461-2006 Floor Improvements	0.00
501-2006 Floor Improvements	0.00
2006 Window Improvements	0.00
2006 Building Improvements	0.00
461-2006 Building Improvements	0.00
501-2006 Building Improvements	0.00
2006 Roof Improvements	0.00
2006 Other Improvements	0.00
2007 Bathroom Improvements	0.00
461-2007 Bathroom Improvements	0.00
501-2007 Bathroom Improvements	0.00
2007 Kitchen Improvements	0.00
2007 Floor Improvements	0.00
461-2007 Floor Improvements	0.00
501-2007 Floor Improvements	0.00
2007 Window Improvements	0.00
2007 Building Improvements	0.00
461-2007 Building Improvements	0.00
501-2007 Building Improvements	0.00
2007 Roof Improvements	0.00
2007 Other Improvements	0.00
461-2007 Other Improvements	0.00
501-2007 Other Improvements	0.00
2008 Bathroom Improvements	0.00
461-2008 Bathrooms Improvements	0.00
501-2008 Bathroom Improvements	0.00
2008 Kitchen Improvements	0.00
461-2008 Kitchen Improvements	0.00
501-2008 Kitchen Improvements	0.00
2008 Floor Improvements	0.00
461-2008 Floor Improvements	0.00
501-2008 Floor Improvements	0.00
2008 Window Improvements	0.00
2008 Building Improvements	0.00
2008 Roof Improvements	0.00
2008 Other Improvements	0.00
461-2008 Other Improvements	0.00
501-2008 Other Improvements	0.00
2009 Bathroom Improvements	0.00
2009 Kitchen Improvements	0.00
2009 Floor Improvements	0.00
2009 Window Improvements	0.00
2009 Building Improvements	0.00
2009 Roof Improvements	0.00
2009 Other Improvements	0.00
461-2009 Other Improvements	0.00
501-2009 Other Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2010 Other Improvements	0.00
2011 Other Improvements	0.00
2012 Other Improvements	0.00
2013 Other Improvements	0.00
2013-Roof Improvement	0.00
2014 Other Improvements	0.00
2014 T/O Misc. Expense	0.00
2014 T/O Materials	0.00
2014 T/O Outside Vendor	0.00
2014 - Roof	0.00
2015 Other Improvements	0.00
T/O Misc. Exp.	0.00
2015 T/O Materiales	0.00
T/O Outside Vendor	0.00
2016 Other Improvements	0.00
2016 T/O Misc. Exp.	0.00
2016 T/O Materials	0.00
2016 T/O outside vendors	0.00
2016 Hills Assessments	0.00
2017 Other Improvements	0.00
2017 T/O Misc. Exp.	0.00
2017 T/O Materials	0.00
2017 T/O Outside Vendor	0.00
2017 Hills Assessments	0.00
2018 Other Improvements	0.00
2018 T/O Misc. Exp.	0.00
2018 T/O Materials	0.00
2018 T/O Outside Vendor	0.00
2018 Hills Assessments	0.00
2019 Other Improvements	4,105.77
2019 T/O Misc. Exp.	5,367.16
2019 T/O Materials	21,449.30
2019 T/O Outside Vendor	53,940.01
2019 Hills Assessments	0.00
2020 Other Improvements	4,204.14
2020 T/O Misc. Exp.	0.00
2020 T/O Materials	119.15
2020 T/O Outside Vendor	0.00
2020 Hills Assessments	0.00
TOTAL CAPITAL IMPROVEMENTS	89,185.53
Accum Deprec - Capital Improvements	8,255.52
NET CAPITALIZED IMPROVEMENTS	80,930.01
 OTHER ASSETS	
Security Deposits	0.00
Investment - LLC 21	0.00
Investment - LLC 24	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Investment - LLC 27	0.00
Investment - LLC 28	0.00
Investment - LLC 29	0.00
Investment - LLC 25	0.00
Investment - LLC 26	0.00
Investment - LLC 31	0.00
Investment - LLC 34	0.00
Investment - LLC 35	0.00
Investment - LLC 36	0.00
Investment LLC 37	0.00
Investment LLC 38	0.00
Investment - LLC 39	0.00
Investment - LLC 40	0.00
Investment - LLC 41	0.00
Investment - LLC 42	0.00
Investment - LLC 43	0.00
	0.00
investment - LLC 45	0.00
<i>Investment in 48</i>	<i>0.00</i>
BofA Teller Rental	0.00
Investment - 16914	0.00
Investment - Rafael Gardens	0.00
Investment - 1129 3rd Street	0.00
LP Units	0.00
Investment - US Performing Arts	0.00
Investment - Marin CoWork	0.00
Limited Liability Companies	0.00
LONG TERM RECEIVABLES	
PISF I	0.00
Duffy Due to/from	0.00
PISF III	0.00
PISF IV	0.00
PISF VI	0.00
PISF VII	0.00
PISF IX	0.00
PISF XI	0.00
PISF XII	0.00
PISF XIII	0.00
PISF XIV	0.00
PISF XV	0.00
PISF XVI	0.00
PISF XVII	0.00
PISF XVIII	0.00
461 Due To/From	0.00
501 Due/To From	0.00
Hammondale Due To/From	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
21 Due/to From	0.00
In process Lease litigation	0.00
LLC 20	0.00
LLC 21	0.00
LLC 22	0.00
LLC 23	0.00
LLC 24	0.00
LLC 25	0.00
LLC 26	0.00
LLC 27	0.00
LLC 28	0.00
LLC 29	0.00
LLC 30	0.00
LLC 30	0.00
LLC 31	0.00
LLC 32	0.00
LLC 33	0.00
LLC 34	0.00
LLC 35	0.00
LLC 36	0.00
LLC 37	0.00
LLC 38	0.00
LLC 39	0.00
LLC 40	0.00
LLC 41	0.00
LLC 42	0.00
LLC 43	0.00
LLC 44	0.00
LLC 45	0.00
LLC 46	0.00
LLC 47	0.00
LLC 48	0.00
Due to/from LLC 49	0.00
PI LLC 50	0.00
PI 51 LLC	0.00
Due to/from Gate 5	0.00
PV 1 Due to/from	0.00
885 Due to/from	0.00
107 Due to/from	0.00
481 Due to/from	0.00
515 Due to/from	0.00
300 Due to/From PISF	0.00
Paul Drive Due to/from	0.00
353 BMK due to/from	0.00
49 Ignacio due to/from	0.00
Due To/From GP	457,510.00
Due To/From 16914	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Due To/From PISF, Inc.	0.00
Due To/From PIM	0.00
Note Receivable	0.00
7200 Redwood Due to/From	0.00
355 Due to / from	0.00
Due to/from 350 Ignacio Assoc.	0.00
1222 Due to/from	0.00
419 Prospect due to/from	0.00
TOTAL LONG TERM RECEIVABLES	457,510.00
TOTAL ASSETS	8,102,533.88
LIABILITIES & EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	8,649.87
Deferred Revenue	0.00
Unearned Rent	20.00
FTB Taxes Payable	0.00
PPP Loan	0.00
Property Tax Payable	-35,656.67
Insurance Payable	0.00
Accrued Expenses	0.00
TOTAL CURRENT LIABILITIES	-26,986.80
LONG TERM LIABILITIES	
Notes Payable	0.00
Notes Payable LLC 48	0.00
Deed of Trust Payable	0.00
Accrued Interest	0.00
Security Deposits Liability	24,590.00
Security Deposit Clearing	0.00
Pet Deposit Payable	0.00
Unearned Income	0.00
Mortgage Payable	4,260,000.00
1st Mortgage 461	0.00
2nd Mortgage 461	0.00
1st Mortgage 501	0.00
1st Deed 350, Suite 201	0.00
2nd Deed 350, Suite 201	0.00
1st Deed 350, Suite 200	0.00
First Mortgage 350 Suite 203	0.00
1st Deed 350 Suites 101, 103	0.00
Other Liabilities	0.00
Accum K-1 Losses	0.00
1st Mortgage Gate 5	0.00
2nd Deed Gate 5	0.00
1st Mortgage Duffy Place	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2nd Deed Duffy Place	0.00
1st Mortgage 49 Ignacio	0.00
2nd Deed 49 Ignacio	0.00
TOTAL LONG TERM LIABILITIES	4,284,590.00
TOTAL LIABILITIES	4,257,603.20
EQUITY	
Common Stock	0.00
Capital Contributions	4,250,000.00
Capital Receivable	0.00
Less: Repurchased Units	0.00
TIC Ownership	0.00
L.P. Distributions	0.00
G.P. Distributions	0.00
Premium on Repurch Units	0.00
Previous Period Adjmts	0.00
Member Distribution	-197,120.83
Dist. 38 to 20	0.00
Dist. 38 to 21	0.00
Dist. 37 to 22	0.00
Inter Co. PFI - PV1	0.00
Inter Co PFI - Gate 5	0.00
Inter Co PFI - Duffy	0.00
Inter Co PFI - Hamm	0.00
Inter Co PFI - 107	0.00
Inter Co PFI - 461	0.00
Inter Co PFI - 501	0.00
Inter Co PFI - 49	0.00
Inter Co PFI - 885	0.00
Inter Co. PFI - 515	0.00
Inter-Co PFI - 355	0.00
InterCo PFI - 7200	0.00
InterCo PFI-117	0.00
InterCo PFI - 7 Merry	0.00
InterCo PFI - 16914	0.00
InterCo PFI - Paul	0.00
InterCo PFI - 353	0.00
InterCo PFI - 1506	0.00
InterCo PFI - 1222	0.00
InterCo PFI - 419	0.00
Inter Co PFI - 19 Merrydale	0.00
Inter Co PFI - 1129	0.00
Inter Co PFI - 1315	0.00
Inter-Co. PFI - 1732	0.00
Inter-Co PFI-390	0.00
Inter Co PFI-santaland	0.00
Retained Earnings	-86,472.65

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Retained Earnings - Owned Properties	0.00
K1-Losses	0.00
Net Income (Loss) Current	-121,475.84
Appliance Depreciation	0.00
TOTAL EQUITY	3,844,930.68
TOTAL LIABILITIES & EQUITY	8,102,533.88
Total of All	0.00

Exhibit A-2: Statement of Income (*Loss*) for **Professional Investors 46, LLC** for period ending 9/2/2020

[Provide a statement of income (*loss*) for the following periods:

(i) For the initial report:

- a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and
- b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	161,396.47	99.81	161,396.47	99.81
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	302.25	0.19	302.25	0.19
Commercial Recovery Income	0.00	0.00	0.00	0.00
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	161,698.72	100.00	161,698.72	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	16,240.17	10.04	16,240.17	10.04
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	6.51	0.00	6.51	0.00
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	-25.00	-0.02	-25.00	-0.02
Credit Check Fees Paid	14.45	0.01	14.45	0.01
TOTAL RENTING EXPENSE	16,236.13	10.04	16,236.13	10.04
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	462.00	0.29	462.00	0.29
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	429.50	0.27	429.50	0.27
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	148.07	0.09	148.07	0.09
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	445.00	0.28	445.00	0.28
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	514.20	0.32	514.20	0.32
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	1,998.77	1.24	1,998.77	1.24
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	3,600.00	2.23	3,600.00	2.23
Manager Salary	8,291.84	5.13	8,291.84	5.13
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	8,730.60	5.40	8,730.60	5.40
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	7.45	0.00	7.45	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	20,629.89	12.76	20,629.89	12.76
UTILITIES EXPENSE				
Gas & Electricity	2,435.65	1.51	2,435.65	1.51
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	1,174.01	0.73	1,174.01	0.73
Garbage & Trash Removal	2,719.95	1.68	2,719.95	1.68
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	768.38	0.48	768.38	0.48
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	7,097.99	4.39	7,097.99	4.39
REPAIRS & MAINTENANCE				
R&M Unit	207.22	0.13	207.22	0.13
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	120.24	0.07	120.24	0.07
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	1,025.00	0.63	1,025.00	0.63
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	492.00	0.30	492.00	0.30
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	5.19	0.00	5.19	0.00
R&M - Electrical Supplies	0.00	0.00	0.00	0.00
R&M - Landscaping Supplies	3,850.00	2.38	3,850.00	2.38
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	78.96	0.05	78.96	0.05
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	221.01	0.14	221.01	0.14
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	233.20	0.14	233.20	0.14
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	6,232.82	3.85	6,232.82	3.85

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	2,713.94	1.68	2,713.94	1.68
Contract - HVAC Maint.	0.00	0.00	0.00	0.00
Contract R&M	2,100.00	1.30	2,100.00	1.30
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	0.00	0.00	0.00	0.00
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	7,300.00	4.51	7,300.00	4.51
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	1,441.09	0.89	1,441.09	0.89
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	13,555.03	8.38	13,555.03	8.38
TAXES				
Real Estate Taxes	19,433.69	12.02	19,433.69	12.02
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	19,433.69	12.02	19,433.69	12.02
INSURANCE EXPENSE				
Package Insurance	2,448.35	1.51	2,448.35	1.51
Earthquake Insurance	0.00	0.00	0.00	0.00
Umbrella Insurance	541.65	0.34	541.65	0.34
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	2,990.00	1.85	2,990.00	1.85
TOTAL OPERATING EXPENSES	88,174.32	54.53	88,174.32	54.53
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	-200.00	-0.12	-200.00	-0.12
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-200.00	-0.12	-200.00	-0.12
NET OPERATING INCOME	73,724.40	45.59	73,724.40	45.59
DEBT SERVICE EXPENSE				
Mortgage Interest	44,800.00	27.71	44,800.00	27.71
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	44,800.00	27.71	44,800.00	27.71
NET INC.BEFORE DEP.& TAX	28,924.40	17.89	28,924.40	17.89
DEPREC. & AMORT. EXPENSES				
Building Depreciation	83,636.35	51.72	83,636.35	51.72
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	16,666.65	10.31	16,666.65	10.31
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	12,562.80	7.77	12,562.80	7.77
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	2,531.25	1.57	2,531.25	1.57

Income Statement

Period = Jan 2019-Dec 2019

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	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	115,397.05	71.37	115,397.05	71.37
NET INC.(LOSS) BEF.TAXES	-86,472.65	-53.48	-86,472.65	-53.48
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	0.00	0.00	0.00	0.00
Taxes - Other	0.00	0.00	0.00	0.00
NET INCOME (LOSS)BK	-86,472.65	-53.48	-86,472.65	-53.48
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	260,415.00	99.46	260,415.00	99.46
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	1,420.50	0.54	1,420.50	0.54
Commercial Recovery Income	0.00	0.00	0.00	0.00
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	261,835.50	100.00	261,835.50	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	5,497.50	2.10	5,497.50	2.10
Promo/Move-In Incentives	2,495.00	0.95	2,495.00	0.95
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	438.00	0.17	438.00	0.17
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	1,184.28	0.45	1,184.28	0.45
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	311.26	0.12	311.26	0.12

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	-25.00	-0.01	-25.00	-0.01
Credit Check Fees Paid	14.45	0.01	14.45	0.01
TOTAL RENTING EXPENSE	9,915.49	3.79	9,915.49	3.79
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	1,232.00	0.47	1,232.00	0.47
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	530.00	0.20	530.00	0.20
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	0.00	0.00	0.00	0.00
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	1,762.00	0.67	1,762.00	0.67
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	9,600.00	3.67	9,600.00	3.67
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	8,400.00	3.21	8,400.00	3.21
Manager Salary	13,981.26	5.34	13,981.26	5.34
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	15,624.90	5.97	15,624.90	5.97
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	132.00	0.05	132.00	0.05

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	47,738.16	18.23	47,738.16	18.23
UTILITIES EXPENSE				
Gas & Electricity	5,635.12	2.15	5,635.12	2.15
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	7,081.14	2.70	7,081.14	2.70
Garbage & Trash Removal	6,345.40	2.42	6,345.40	2.42
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	1,079.28	0.41	1,079.28	0.41
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	20,140.94	7.69	20,140.94	7.69
REPAIRS & MAINTENANCE				
R&M Unit	3,387.43	1.29	3,387.43	1.29
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	3,539.08	1.35	3,539.08	1.35
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	120.00	0.05	120.00	0.05
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	125.00	0.05	125.00	0.05
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	499.71	0.19	499.71	0.19
R&M - Electrical Supplies	147.50	0.06	147.50	0.06
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	3,500.00	1.34	3,500.00	1.34
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	0.00	0.00	0.00	0.00
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	23.39	0.01	23.39	0.01
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	25.99	0.01	25.99	0.01
R&M - Painting Supplies	381.92	0.15	381.92	0.15
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	106.20	0.04	106.20	0.04
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	11,856.22	4.53	11,856.22	4.53

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	3,159.77	1.21	3,159.77	1.21
Contract - HVAC Maint.	0.00	0.00	0.00	0.00
Contract R&M	1,890.00	0.72	1,890.00	0.72
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	0.00	0.00	0.00	0.00
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	625.00	0.24	625.00	0.24
Contract - Landscaping	8,205.00	3.13	8,205.00	3.13
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	1,026.01	0.39	1,026.01	0.39
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	14,905.78	5.69	14,905.78	5.69
TAXES				
Real Estate Taxes	34,770.61	13.28	34,770.61	13.28
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	34,770.61	13.28	34,770.61	13.28
INSURANCE EXPENSE				
Package Insurance	3,427.69	1.31	3,427.69	1.31
Earthquake Insurance	0.00	0.00	0.00	0.00
Umbrella Insurance	758.31	0.29	758.31	0.29
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	4,186.00	1.60	4,186.00	1.60
TOTAL OPERATING EXPENSES	145,275.20	55.48	145,275.20	55.48
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	-25.00	-0.01	-25.00	-0.01
Late Charges	-200.00	-0.08	-200.00	-0.08
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-225.00	-0.09	-225.00	-0.09
NET OPERATING INCOME	116,785.30	44.60	116,785.30	44.60
DEBT SERVICE EXPENSE				
Mortgage Interest	85,200.00	32.54	85,200.00	32.54
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	85,200.00	32.54	85,200.00	32.54
NET INC.BEFORE DEP.& TAX	31,585.30	12.06	31,585.30	12.06
DEPREC. & AMORT. EXPENSES				
Building Depreciation	119,668.36	45.70	119,668.36	45.70
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	23,333.31	8.91	23,333.31	8.91
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	4,815.72	1.84	4,815.72	1.84
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	3,543.75	1.35	3,543.75	1.35

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	151,361.14	57.81	151,361.14	57.81
NET INC.(LOSS) BEF.TAXES	-119,775.84	-45.74	-119,775.84	-45.74
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	1,700.00	0.65	1,700.00	0.65
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	1,700.00	0.65	1,700.00	0.65
NET INCOME (LOSS)BK	-121,475.84	-46.39	-121,475.84	-46.39
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Exhibit A-3: Statement of Cash Flows for **Professional Investors 46, LLC** for period ending **9/2/2020**

[Provide a statement of changes in cash position for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	161,396.47	99.81	161,396.47	99.81
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	302.25	0.19	302.25	0.19
Commercial Recovery Income	0.00	0.00	0.00	0.00
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	161,698.72	100.00	161,698.72	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	16,240.17	10.04	16,240.17	10.04
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	6.51	0.00	6.51	0.00
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	-25.00	-0.02	-25.00	-0.02
Credit Check Fees Paid	14.45	0.01	14.45	0.01
TOTAL RENTING EXPENSE	16,236.13	10.04	16,236.13	10.04
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	462.00	0.29	462.00	0.29
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	429.50	0.27	429.50	0.27
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	148.07	0.09	148.07	0.09
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	445.00	0.28	445.00	0.28
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	514.20	0.32	514.20	0.32
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	1,998.77	1.24	1,998.77	1.24
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	3,600.00	2.23	3,600.00	2.23
Manager Salary	8,291.84	5.13	8,291.84	5.13
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	8,730.60	5.40	8,730.60	5.40
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	7.45	0.00	7.45	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	20,629.89	12.76	20,629.89	12.76
UTILITIES EXPENSE				
Gas & Electricity	2,435.65	1.51	2,435.65	1.51
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	1,174.01	0.73	1,174.01	0.73
Garbage & Trash Removal	2,719.95	1.68	2,719.95	1.68
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	768.38	0.48	768.38	0.48
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	7,097.99	4.39	7,097.99	4.39
REPAIRS & MAINTENANCE				
R&M Unit	207.22	0.13	207.22	0.13
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	120.24	0.07	120.24	0.07
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	1,025.00	0.63	1,025.00	0.63
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	492.00	0.30	492.00	0.30
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	5.19	0.00	5.19	0.00
R&M - Electrical Supplies	0.00	0.00	0.00	0.00
R&M - Landscaping Supplies	3,850.00	2.38	3,850.00	2.38
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	78.96	0.05	78.96	0.05
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	221.01	0.14	221.01	0.14
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	233.20	0.14	233.20	0.14
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	6,232.82	3.85	6,232.82	3.85

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	2,713.94	1.68	2,713.94	1.68
Contract - HVAC Maint.	0.00	0.00	0.00	0.00
Contract R&M	2,100.00	1.30	2,100.00	1.30
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	0.00	0.00	0.00	0.00
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	7,300.00	4.51	7,300.00	4.51
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	1,441.09	0.89	1,441.09	0.89
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	13,555.03	8.38	13,555.03	8.38
TAXES				
Real Estate Taxes	19,433.69	12.02	19,433.69	12.02
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	19,433.69	12.02	19,433.69	12.02
INSURANCE EXPENSE				
Package Insurance	2,448.35	1.51	2,448.35	1.51
Earthquake Insurance	0.00	0.00	0.00	0.00
Umbrella Insurance	541.65	0.34	541.65	0.34
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	2,990.00	1.85	2,990.00	1.85
TOTAL OPERATING EXPENSES	88,174.32	54.53	88,174.32	54.53
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	-200.00	-0.12	-200.00	-0.12
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-200.00	-0.12	-200.00	-0.12
NET OPERATING INCOME	73,724.40	45.59	73,724.40	45.59
DEBT SERVICE EXPENSE				
Mortgage Interest	44,800.00	27.71	44,800.00	27.71
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	44,800.00	27.71	44,800.00	27.71
NET INC.BEFORE DEP.& TAX	28,924.40	17.89	28,924.40	17.89
DEPREC. & AMORT. EXPENSES				
Building Depreciation	83,636.35	51.72	83,636.35	51.72
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	16,666.65	10.31	16,666.65	10.31
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	12,562.80	7.77	12,562.80	7.77
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	2,531.25	1.57	2,531.25	1.57

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	115,397.05	71.37	115,397.05	71.37
NET INC.(LOSS) BEF.TAXES	-86,472.65	-53.48	-86,472.65	-53.48
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	0.00	0.00	0.00	0.00
Taxes - Other	0.00	0.00	0.00	0.00
NET INCOME (LOSS)BK	-86,472.65	-53.48	-86,472.65	-53.48
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00
Adjustments				
Outside Management Income	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0.00
Period to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	0.00	2,260.20	2,260.20	
1015 -Reserve Account	0.00	1,029.96	1,029.96	
Escrow Account	0.00	660,000.00	660,000.00	
Total Cash	0.00	663,290.16	663,290.16	
Year to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	0.00	2,260.20	2,260.20	
1015 -Reserve Account	0.00	1,029.96	1,029.96	
Escrow Account	0.00	660,000.00	660,000.00	
Total Cash	0.00	663,290.16	663,290.16	

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	260,415.00	99.46	260,415.00	99.46
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	1,420.50	0.54	1,420.50	0.54
Commercial Recovery Income	0.00	0.00	0.00	0.00
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	261,835.50	100.00	261,835.50	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	5,497.50	2.10	5,497.50	2.10
Promo/Move-In Incentives	2,495.00	0.95	2,495.00	0.95
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	438.00	0.17	438.00	0.17
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	1,184.28	0.45	1,184.28	0.45
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	311.26	0.12	311.26	0.12

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	-25.00	-0.01	-25.00	-0.01
Credit Check Fees Paid	14.45	0.01	14.45	0.01
TOTAL RENTING EXPENSE	9,915.49	3.79	9,915.49	3.79
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	1,232.00	0.47	1,232.00	0.47
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	530.00	0.20	530.00	0.20
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	0.00	0.00	0.00	0.00
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	1,762.00	0.67	1,762.00	0.67
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	9,600.00	3.67	9,600.00	3.67
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	8,400.00	3.21	8,400.00	3.21
Manager Salary	13,981.26	5.34	13,981.26	5.34
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	15,624.90	5.97	15,624.90	5.97
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	132.00	0.05	132.00	0.05

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	47,738.16	18.23	47,738.16	18.23
UTILITIES EXPENSE				
Gas & Electricity	5,635.12	2.15	5,635.12	2.15
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	7,081.14	2.70	7,081.14	2.70
Garbage & Trash Removal	6,345.40	2.42	6,345.40	2.42
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	1,079.28	0.41	1,079.28	0.41
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	20,140.94	7.69	20,140.94	7.69
REPAIRS & MAINTENANCE				
R&M Unit	3,387.43	1.29	3,387.43	1.29
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	3,539.08	1.35	3,539.08	1.35
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	120.00	0.05	120.00	0.05
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	125.00	0.05	125.00	0.05
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	499.71	0.19	499.71	0.19
R&M - Electrical Supplies	147.50	0.06	147.50	0.06
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	3,500.00	1.34	3,500.00	1.34
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	0.00	0.00	0.00	0.00
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	23.39	0.01	23.39	0.01
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	25.99	0.01	25.99	0.01
R&M - Painting Supplies	381.92	0.15	381.92	0.15
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	106.20	0.04	106.20	0.04
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	11,856.22	4.53	11,856.22	4.53

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	3,159.77	1.21	3,159.77	1.21
Contract - HVAC Maint.	0.00	0.00	0.00	0.00
Contract R&M	1,890.00	0.72	1,890.00	0.72
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	0.00	0.00	0.00	0.00
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	625.00	0.24	625.00	0.24
Contract - Landscaping	8,205.00	3.13	8,205.00	3.13
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	1,026.01	0.39	1,026.01	0.39
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	14,905.78	5.69	14,905.78	5.69
TAXES				
Real Estate Taxes	34,770.61	13.28	34,770.61	13.28
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	34,770.61	13.28	34,770.61	13.28
INSURANCE EXPENSE				
Package Insurance	3,427.69	1.31	3,427.69	1.31
Earthquake Insurance	0.00	0.00	0.00	0.00
Umbrella Insurance	758.31	0.29	758.31	0.29
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

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	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	4,186.00	1.60	4,186.00	1.60
TOTAL OPERATING EXPENSES	145,275.20	55.48	145,275.20	55.48
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	-25.00	-0.01	-25.00	-0.01
Late Charges	-200.00	-0.08	-200.00	-0.08
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-225.00	-0.09	-225.00	-0.09
NET OPERATING INCOME	116,785.30	44.60	116,785.30	44.60
DEBT SERVICE EXPENSE				
Mortgage Interest	85,200.00	32.54	85,200.00	32.54
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	85,200.00	32.54	85,200.00	32.54
NET INC.BEFORE DEP.& TAX	31,585.30	12.06	31,585.30	12.06
DEPREC. & AMORT. EXPENSES				
Building Depreciation	119,668.36	45.70	119,668.36	45.70
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	23,333.31	8.91	23,333.31	8.91
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	4,815.72	1.84	4,815.72	1.84
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	3,543.75	1.35	3,543.75	1.35

Cash Flow Statement

Period = Jan 2020-Jul 2020

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	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	151,361.14	57.81	151,361.14	57.81
NET INC.(LOSS) BEF.TAXES	-119,775.84	-45.74	-119,775.84	-45.74
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	1,700.00	0.65	1,700.00	0.65
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	1,700.00	0.65	1,700.00	0.65
NET INCOME (LOSS)BK	-121,475.84	-46.39	-121,475.84	-46.39
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00
Adjustments				
Outside Management Income	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0.00
Period to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	2,260.20	-33,192.17	-35,452.37	
1015 -Reserve Account	1,029.96	727.71	-302.25	
Escrow Account	660,000.00	660,000.00	0.00	
Total Cash	663,290.16	627,535.54	-35,754.62	
Year to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	2,260.20	-33,192.17	-35,452.37	
1015 -Reserve Account	1,029.96	727.71	-302.25	
Escrow Account	660,000.00	660,000.00	0.00	
Total Cash	663,290.16	627,535.54	-35,754.62	

Exhibit A-4: Statement of Changes in Shareholders'/Partners' Equity (*Deficit*) for Professional Investors 46, LLC for period ending 9/2/2020

[Provide a statement of changes in shareholders'/partners equity (*deficit*) for the following periods:

(i) For the initial report:

a.the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b.the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The Debtor's professionals are in the process of conducting a forensic review of the Debtor's and controlled entities' records necessary to determine changes in the shareholders'/partners' equity ownership for the controlled entities. The Debtor will submit an updated report to the Court once this information is available.

Exhibit B: Description of Operations for Professional Investors 46, LLC

[Describe the nature and extent of the Debtor's interest in the Controlled Non-Debtor Entity.

Describe the business conducted and intended to be conducted by the Controlled Non-Debtor Entity, focusing on the entity's dominant business segments.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

The Controlled Non-Debtor Entity owns a residential property which is operated by PFI. The units are leased as residences to tenants.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit C: Description of Intercompany Claims

[List and describe the Controlled Non-Debtor Entity's claims against any other Controlled Non-Debtor Entity, together with the basis for such claims and whether each claim is contingent, unliquidated or disputed.]

Describe the source of this information.]

The source of this information is derived for the companies' Accounting System.

Professional Investors 46, LLC appears to be owed approximately \$457,510 by Professional Financial Investors, Inc. in intercompany receivables.

Exhibit D: Allocation of Tax Liabilities and Assets

[Describe how income, losses, tax payments, tax refunds, or other tax attributes relating to federal, state, or local taxes have been allocated between or among the Controlled Non-Debtor Entity and one or more other Controlled Non-Debtor Entities.

Include a copy of each tax sharing or tax allocation agreement to which the entity is a party with any other Controlled Non-Debtor Entity.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System and conversations with the remaining employees of the company.

Tax liabilities are not allocated among or between any other Controlled Non-Debtor Entity.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit E: Description of Controlled Non-Debtor Entity's payments of Administrative Expenses, or Professional Fees otherwise payable by a Debtor

[Describe any payment made, or obligations incurred (or claims purchased), by the Controlled Non-Debtor Entity in connection with any claims, administrative expenses, or professional fees that have been or could be asserted against any Debtor.


Describe the source of this information.]

Based on a review of the Non-Debtor Entity's Accounting System records and conversations with current employees, the Debtor is not aware of any payments made or obligations incurred by the Controlled Non-Debtor Entity that would otherwise be payable by Debtor.



Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

 Exhibit A: Financial Statements for Professional Investors 47, LLC

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit A-1: Balance Sheet for Professional Investors 47, LLC as of 9/2/2020

[Provide a balance sheet dated as of the end of the most recent 3-month period of the current fiscal year and as of the end of the preceding fiscal year.]

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.



Balance Sheet

Period = Dec 2019

Book = Accrual

Current Balance**ASSETS****CURRENT ASSETS****CASH**

1010 - Checking	48,515.14
461 Bank Acct	0.00
501 Bank Acct	0.00
1015 -Reserve Account	255,858.22
1020 OLD Clearing	0.00
PFI First Community	0.00
Clearing	0.00
PISF Inc. Transfer	0.00
PFI Cash - Transfer	0.00
Money Market	0.00
Escrow Account	500,000.00
Fremont Checking Account	0.00
Interest Cash	0.00
Petty Cash	0.00
Cash Hammondale	0.00
Cash 461	0.00
Cash 501	0.00
TOTAL CASH	804,373.36

RECEIVABLES

Property Receivables	0.00
Loan Receivables	0.00
Other Receivables	0.00
Officer - Due to/from	0.00

ACCOUNTS RECEIVABLES

A/R Rent Due	743.00
A/R Other - Melissa B	0.00
A/R Other - People home equity	0.00
A/R Collections	0.00
A/R Security Deposits	0.00
TOTAL ACCOUNTS RECEIVABLES	743.00

RESERVES & PREPAIDS

Reserve - Insurance	14,547.09
Reserve - Improvements	0.00
Prepaid Maint. Contract	0.00
Prepaid - Leasing Comm.	0.00
Prepaid - Leasing Comm.	0.00
Prepaid Mortgage Interest	0.00
Prepaid Taxes	0.00
TOTAL RESERVES & PREPAIDS	14,547.09
TOTAL CURRENT ASSETS	819,663.45

Balance Sheet

Period = Dec 2019

Book = Accrual

Current Balance**FIXED ASSETS**

Land - Hammondale	0.00
Land	1,719,000.00
Land - 501	0.00
Land - PI 20 LLC	0.00
Land - 200 Gate 5	0.00
Land - Duffy	0.00
Land - 49 Ignacio	0.00
Land - 350 Ignacio Suite 200	0.00
Land - PI 21 LLC	0.00
Land 30 Clay Court	0.00
Land - 690 DeLong	0.00
Building	6,876,000.00
Fixtures & Appliances	0.00
Improvements	0.00
Additional basis	0.00
Accum Depreciation	-48,286.90
Building - 501	0.00
Accum Depreciation Building - 501	0.00
Building - PI 20	0.00
A/D Building PI 20	0.00
Building - 200 Gate 5	0.00
Open	0.00
Accum Depreciation Gate 5	0.00
Buidling Duffy Place	0.00
Accum Depreciation Duffy Place	0.00
Building 49 Ignacio	0.00
Accum Depreciation 49 Ignacio	0.00
Building - Hammondale	0.00
Accum Depr Hammondale	0.00
350 Ignacio #200	0.00
A/D 350 Ignacio #200	0.00
350 Ignacio #101	0.00
A/D 350 Ignacio #101	0.00
Building - 30 Clay Ct.	0.00
A/D 30 Clay Ct.	0.00
Building 690 DeLong	0.00
A/D Building 690 DeLong	0.00
350 Ignacio #103	0.00
A/D 350 Ingacio #103	0.00
350 Ignacio #201	0.00
350 Ignacio # 203	0.00
A/D 350 Ignacio #203	0.00
350 Ignacio #100	0.00
A/D Ignacio #100	0.00
350 Ignacio #300	0.00
A/D 350 Ignacio #300	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Furniture and Fixtures	0.00
A/D Furn. & Fixt.	0.00
Furniture & Fixt Hamm	0.00
Furniture & Fixt Gate	0.00
A/D Furn./Fixt. Hamm	0.00
A/D Furn./Fixt. Gate	0.00
Computers	0.00
A/D Computers	0.00
A/V Equipment	0.00
Vehicles	0.00
A/D Vehicles	0.00
Tenant Imp. 350 Ignacio	0.00
A/D Tenant Imp.	0.00
Acum. Gain (Loss) Gate	0.00
Accum. Gain (Loss) Hamm	0.00
Accum. Gain (Loss) 501	0.00
Accum Gain Loss - 461	0.00
Accum Depreciation Fixed Assets	0.00
NET FIXED ASSETS	8,546,713.10
 ACQUISITION ASSETS	
Closing Costs	13,969.00
A/A Closing Costs	-253.98
Syndication Costs	0.00
Loan Fees	76,625.00
Accum Amort Loan Fees	-1,393.20
Personal Property	955,000.00
Accum Depreciation Personal Property	-38,200.00
Organization Costs	81,460.84
Accum Amort Organization Costs	0.00
NET ACQUISITION ASSETS	1,087,207.66
 CAPITALIZED IMPROVEMENTS	
Improvements Prior 2000	0.00
2001 Bathroom Improvements	0.00
2001 Kitchen Improvements	0.00
2001 Floor Improvements	0.00
2001 Window Improvements	0.00
2001 Building Improvements	0.00
2001 Roof Improvements	0.00
2001 Other Improvements	0.00
2002 Bathroom Improvements	0.00
2002 Kitchen Improvements	0.00
2002 Floor Improvements	0.00
2002 Window Improvements	0.00
2002 Building Improvements	0.00
2002 Roof Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2002 Other Improvements	0.00
2002 Improvement Salaries	0.00
2003 Bathroom Improvements	0.00
2003 Kitchen Improvements	0.00
2003 Floor Improvements	0.00
2003 Window Improvements	0.00
461-2003 Windows Improvements	0.00
501-2003 Window Improvement	0.00
2003 Building Improvements	0.00
461-2003 Building Improvements	0.00
501-2003 Building Improvements	0.00
2003 Roof Improvements	0.00
2003 Other Improvements	0.00
461-2003 Other Improvements	0.00
501-2003 Other Improvements	0.00
2004 Bathroom Improvements	0.00
2004 Kitchen Improvements	0.00
2004 Floor Improvements	0.00
461-2004 Floor Improvements	0.00
501-2004 Floor Improvements	0.00
2004 Window Improvements	0.00
461-2004 Window Improvements	0.00
501-2004 Window Improvements	0.00
2004 Building Improvements	0.00
2004 Roof Improvements	0.00
2004 Other Improvements	0.00
461-2004 Other Improvements	0.00
501-2004 Other Improvements	0.00
2005 Bathroom Improvements	0.00
2005 Kitchen Improvements	0.00
461-2005 Kitchen Improvements	0.00
501-2005 Kitchen Improvements	0.00
2005 Floor Improvements	0.00
461-2005 Floor Improvements	0.00
501-2005 Floor Improvements	0.00
2005 Window Improvements	0.00
2005 Building Improvements	0.00
2005 Roof Improvements	0.00
2005 Other Improvements	0.00
461-2005 Other Improvements	0.00
501-2005 Other Improvements	0.00
2005 Improvement Salaries	0.00
2006 Bathroom Improvements	0.00
2006 Kitchen Improvements	0.00
461-2006 Kitchen Improvements	0.00
501-2006 Kitchen Improvements	0.00
2006 Floor Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
461-2006 Floor Improvements	0.00
501-2006 Floor Improvements	0.00
2006 Window Improvements	0.00
2006 Building Improvements	0.00
461-2006 Building Improvements	0.00
501-2006 Building Improvements	0.00
2006 Roof Improvements	0.00
2006 Other Improvements	0.00
2007 Bathroom Improvements	0.00
461-2007 Bathroom Improvements	0.00
501-2007 Bathroom Improvements	0.00
2007 Kitchen Improvements	0.00
2007 Floor Improvements	0.00
461-2007 Floor Improvements	0.00
501-2007 Floor Improvements	0.00
2007 Window Improvements	0.00
2007 Building Improvements	0.00
461-2007 Building Improvements	0.00
501-2007 Building Improvements	0.00
2007 Roof Improvements	0.00
2007 Other Improvements	0.00
461-2007 Other Improvements	0.00
501-2007 Other Improvements	0.00
2008 Bathroom Improvements	0.00
461-2008 Bathrooms Improvements	0.00
501-2008 Bathroom Improvements	0.00
2008 Kitchen Improvements	0.00
461-2008 Kitchen Improvements	0.00
501-2008 Kitchen Improvements	0.00
2008 Floor Improvements	0.00
461-2008 Floor Improvements	0.00
501-2008 Floor Improvements	0.00
2008 Window Improvements	0.00
2008 Building Improvements	0.00
2008 Roof Improvements	0.00
2008 Other Improvements	0.00
461-2008 Other Improvements	0.00
501-2008 Other Improvements	0.00
2009 Bathroom Improvements	0.00
2009 Kitchen Improvements	0.00
2009 Floor Improvements	0.00
2009 Window Improvements	0.00
2009 Building Improvements	0.00
2009 Roof Improvements	0.00
2009 Other Improvements	0.00
461-2009 Other Improvements	0.00
501-2009 Other Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2010 Other Improvements	0.00
2011 Other Improvements	0.00
2012 Other Improvements	0.00
2013 Other Improvements	0.00
2013-Roof Improvement	0.00
2014 Other Improvements	0.00
2014 T/O Misc. Expense	0.00
2014 T/O Materials	0.00
2014 T/O Outside Vendor	0.00
2014 - Roof	0.00
2015 Other Improvements	0.00
T/O Misc. Exp.	0.00
2015 T/O Materiales	0.00
T/O Outside Vendor	0.00
2016 Other Improvements	0.00
2016 T/O Misc. Exp.	0.00
2016 T/O Materials	0.00
2016 T/O outside vendors	0.00
2016 Hills Assessments	0.00
2017 Other Improvements	0.00
2017 T/O Misc. Exp.	0.00
2017 T/O Materials	0.00
2017 T/O Outside Vendor	0.00
2017 Hills Assessments	0.00
2018 Other Improvements	0.00
2018 T/O Misc. Exp.	0.00
2018 T/O Materials	0.00
2018 T/O Outside Vendor	0.00
2018 Hills Assessments	0.00
2019 Other Improvements	0.00
2019 T/O Misc. Exp.	0.00
2019 T/O Materials	17.42
2019 T/O Outside Vendor	1,600.00
2019 Hills Assessments	0.00
2020 Other Improvements	0.00
2020 T/O Misc. Exp.	0.00
2020 T/O Materials	0.00
2020 T/O Outside Vendor	0.00
2020 Hills Assessments	0.00
TOTAL CAPITAL IMPROVEMENTS	1,617.42
Accum Deprec - Capital Improvements	53.92
NET CAPITALIZED IMPROVEMENTS	1,563.50
 OTHER ASSETS	
Security Deposits	0.00
Investment - LLC 21	0.00
Investment - LLC 24	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Investment - LLC 27	0.00
Investment - LLC 28	0.00
Investment - LLC 29	0.00
Investment - LLC 25	0.00
Investment - LLC 26	0.00
Investment - LLC 31	0.00
Investment - LLC 34	0.00
Investment - LLC 35	0.00
Investment - LLC 36	0.00
Investment LLC 37	0.00
Investment LLC 38	0.00
Investment - LLC 39	0.00
Investment - LLC 40	0.00
Investment - LLC 41	0.00
Investment - LLC 42	0.00
Investment - LLC 43	0.00
	0.00
investment - LLC 45	0.00
<i>Investment in 48</i>	<i>0.00</i>
BofA Teller Rental	0.00
Investment - 16914	0.00
Investment - Rafael Gardens	0.00
Investment - 1129 3rd Street	0.00
LP Units	0.00
Investment - US Performing Arts	0.00
Investment - Marin CoWork	0.00
Limited Liability Companies	0.00
LONG TERM RECEIVABLES	
PISF I	0.00
Duffy Due to/from	0.00
PISF III	0.00
PISF IV	0.00
PISF VI	0.00
PISF VII	0.00
PISF IX	0.00
PISF XI	0.00
PISF XII	0.00
PISF XIII	0.00
PISF XIV	0.00
PISF XV	0.00
PISF XVI	0.00
PISF XVII	0.00
PISF XVIII	0.00
461 Due To/From	0.00
501 Due/To From	0.00
Hammondale Due To/From	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
21 Due/to From	0.00
In process Lease litigation	0.00
LLC 20	0.00
LLC 21	0.00
LLC 22	0.00
LLC 23	0.00
LLC 24	0.00
LLC 25	0.00
LLC 26	0.00
LLC 27	0.00
LLC 28	0.00
LLC 29	0.00
LLC 30	0.00
LLC 30	0.00
LLC 31	0.00
LLC 32	0.00
LLC 33	0.00
LLC 34	0.00
LLC 35	0.00
LLC 36	0.00
LLC 37	0.00
LLC 38	0.00
LLC 39	0.00
LLC 40	0.00
LLC 41	0.00
LLC 42	0.00
LLC 43	0.00
LLC 44	0.00
LLC 45	0.00
LLC 46	0.00
LLC 47	0.00
LLC 48	2,500.00
Due to/from LLC 49	0.00
PI LLC 50	0.00
PI 51 LLC	0.00
Due to/from Gate 5	0.00
PV 1 Due to/from	0.00
885 Due to/from	0.00
107 Due to/from	0.00
481 Due to/from	0.00
515 Due to/from	0.00
300 Due to/From PISF	0.00
Paul Drive Due to/from	0.00
353 BMK due to/from	0.00
49 Ignacio due to/from	0.00
Due To/From GP	-110,000.00
Due To/From 16914	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Due To/From PISF, Inc.	0.00
Due To/From PIM	0.00
Note Receivable	0.00
7200 Redwood Due to/From	0.00
355 Due to / from	0.00
Due to/from 350 Ignacio Assoc.	0.00
1222 Due to/from	0.00
419 Prospect due to/from	0.00
TOTAL LONG TERM RECEIVABLES	-107,500.00
TOTAL ASSETS	10,347,647.71
LIABILITIES & EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	5,914.79
Deferred Revenue	0.00
Unearned Rent	0.36
FTB Taxes Payable	0.00
PPP Loan	0.00
Property Tax Payable	0.00
Insurance Payable	0.00
Accrued Expenses	0.00
TOTAL CURRENT LIABILITIES	5,915.15
LONG TERM LIABILITIES	
Notes Payable	0.00
Notes Payable LLC 48	0.00
Deed of Trust Payable	0.00
Accrued Interest	0.00
Security Deposits Liability	43,802.25
Security Deposit Clearing	0.00
Pet Deposit Payable	0.00
Unearned Income	0.00
Mortgage Payable	5,730,000.00
1st Mortgage 461	0.00
2nd Mortgage 461	0.00
1st Mortgage 501	0.00
1st Deed 350, Suite 201	0.00
2nd Deed 350, Suite 201	0.00
1st Deed 350, Suite 200	0.00
First Mortgage 350 Suite 203	0.00
1st Deed 350 Suites 101, 103	0.00
Other Liabilities	0.00
Accum K-1 Losses	0.00
1st Mortgage Gate 5	0.00
2nd Deed Gate 5	0.00
1st Mortgage Duffy Place	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2nd Deed Duffy Place	0.00
1st Mortgage 49 Ignacio	0.00
2nd Deed 49 Ignacio	0.00
TOTAL LONG TERM LIABILITIES	5,773,802.25
TOTAL LIABILITIES	5,779,717.40
EQUITY	
Common Stock	0.00
Capital Contributions	3,287,600.00
Capital Receivable	0.00
Less: Repurchased Units	0.00
TIC Ownership	1,300,000.00
L.P. Distributions	0.00
G.P. Distributions	0.00
Premium on Repurch Units	0.00
Previous Period Adjmts	0.00
Member Distribution	0.00
Dist. 38 to 20	0.00
Dist. 38 to 21	0.00
Dist. 37 to 22	0.00
Inter Co. PFI - PV1	0.00
Inter Co PFI - Gate 5	0.00
Inter Co PFI - Duffy	0.00
Inter Co PFI - Hamm	0.00
Inter Co PFI - 107	0.00
Inter Co PFI - 461	0.00
Inter Co PFI - 501	0.00
Inter Co PFI - 49	0.00
Inter Co PFI - 885	0.00
Inter Co. PFI - 515	0.00
Inter-Co PFI - 355	0.00
InterCo PFI - 7200	0.00
InterCo PFI-117	0.00
InterCo PFI - 7 Merry	0.00
InterCo PFI - 16914	0.00
InterCo PFI - Paul	0.00
InterCo PFI - 353	0.00
InterCo PFI - 1506	0.00
InterCo PFI - 1222	0.00
InterCo PFI - 419	0.00
Inter Co PFI - 19 Merrydale	0.00
Inter Co PFI - 1129	0.00
Inter Co PFI - 1315	0.00
Inter-Co. PFI - 1732	0.00
Inter-Co PFI-390	0.00
Inter Co PFI-santaland	0.00
Retained Earnings	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Retained Earnings - Owned Properties	0.00
K1-Losses	0.00
Net Income (Loss) Current	-19,669.69
Appliance Depreciation	0.00
TOTAL EQUITY	4,567,930.31
TOTAL LIABILITIES & EQUITY	10,347,647.71
Total of All	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

Current Balance**ASSETS****CURRENT ASSETS****CASH**

1010 - Checking	10,925.98
461 Bank Acct	0.00
501 Bank Acct	0.00
1015 -Reserve Account	36,158.22
1020 OLD Clearing	0.00
PFI First Community	0.00
Clearing	0.00
PISF Inc. Transfer	0.00
PFI Cash - Transfer	0.00
Money Market	0.00
Escrow Account	500,000.00
Fremont Checking Account	0.00
Interest Cash	0.00
Petty Cash	0.00
Cash Hammondale	0.00
Cash 461	0.00
Cash 501	0.00
TOTAL CASH	547,084.20

RECEIVABLES

Property Receivables	0.00
Loan Receivables	0.00
Other Receivables	0.00
Officer - Due to/from	0.00

ACCOUNTS RECEIVABLES

A/R Rent Due	182,745.79
A/R Other - Melissa B	0.00
A/R Other - People home equity	0.00
A/R Collections	0.00
A/R Security Deposits	0.00
TOTAL ACCOUNTS RECEIVABLES	182,745.79

RESERVES & PREPAIDS

Reserve - Insurance	4,456.03
Reserve - Improvements	0.00
Prepaid Maint. Contract	0.00
Prepaid - Leasing Comm.	0.00
Prepaid - Leasing Comm.	0.00
Prepaid Mortgage Interest	0.00
Prepaid Taxes	0.00
TOTAL RESERVES & PREPAIDS	4,456.03
TOTAL CURRENT ASSETS	734,286.02

Balance Sheet

Period = Jul 2020

Book = Accrual

Current Balance**FIXED ASSETS**

Land - Hammondale	0.00
Land	1,719,000.00
Land - 501	0.00
Land - PI 20 LLC	0.00
Land - 200 Gate 5	0.00
Land - Duffy	0.00
Land - 49 Ignacio	0.00
Land - 350 Ignacio Suite 200	0.00
Land - PI 21 LLC	0.00
Land 30 Clay Court	0.00
Land - 690 DeLong	0.00
Building	6,876,000.00
Fixtures & Appliances	0.00
Improvements	0.00
Additional basis	0.00
Accum Depreciation	-179,080.36
Building - 501	0.00
Accum Depreciation Building - 501	0.00
Building - PI 20	0.00
A/D Building PI 20	0.00
Building - 200 Gate 5	0.00
Open	0.00
Accum Depreciation Gate 5	0.00
Buidling Duffy Place	0.00
Accum Depreciation Duffy Place	0.00
Building 49 Ignacio	0.00
Accum Depreciation 49 Ignacio	0.00
Building - Hammondale	0.00
Accum Depr Hammondale	0.00
350 Ignacio #200	0.00
A/D 350 Ignacio #200	0.00
350 Ignacio #101	0.00
A/D 350 Ignacio #101	0.00
Building - 30 Clay Ct.	0.00
A/D 30 Clay Ct.	0.00
Building 690 DeLong	0.00
A/D Building 690 DeLong	0.00
350 Ignacio #103	0.00
A/D 350 Ingacio #103	0.00
350 Ignacio #201	0.00
350 Ignacio # 203	0.00
A/D 350 Ignacio #203	0.00
350 Ignacio #100	0.00
A/D Ignacio #100	0.00
350 Ignacio #300	0.00
A/D 350 Ignacio #300	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Furniture and Fixtures	0.00
A/D Furn. & Fixt.	0.00
Furniture & Fixt Hamm	0.00
Furniture & Fixt Gate	0.00
A/D Furn./Fixt. Hamm	0.00
A/D Furn./Fixt. Gate	0.00
Computers	0.00
A/D Computers	0.00
A/V Equipment	0.00
Vehicles	0.00
A/D Vehicles	0.00
Tenant Imp. 350 Ignacio	0.00
A/D Tenant Imp.	0.00
Acum. Gain (Loss) Gate	0.00
Accum. Gain (Loss) Hamm	0.00
Accum. Gain (Loss) 501	0.00
Accum Gain Loss - 461	0.00
Accum Depreciation Fixed Assets	0.00
NET FIXED ASSETS	8,415,919.64
ACQUISITION ASSETS	
Closing Costs	13,969.00
A/A Closing Costs	-1,142.91
Syndication Costs	0.00
Loan Fees	76,625.00
Accum Amort Loan Fees	-2,089.80
Personal Property	955,000.00
Accum Depreciation Personal Property	-171,900.00
Organization Costs	91,760.84
Accum Amort Organization Costs	0.00
NET ACQUISITION ASSETS	962,222.13
CAPITALIZED IMPROVEMENTS	
Improvements Prior 2000	0.00
2001 Bathroom Improvements	0.00
2001 Kitchen Improvements	0.00
2001 Floor Improvements	0.00
2001 Window Improvements	0.00
2001 Building Improvements	0.00
2001 Roof Improvements	0.00
2001 Other Improvements	0.00
2002 Bathroom Improvements	0.00
2002 Kitchen Improvements	0.00
2002 Floor Improvements	0.00
2002 Window Improvements	0.00
2002 Building Improvements	0.00
2002 Roof Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2002 Other Improvements	0.00
2002 Improvement Salaries	0.00
2003 Bathroom Improvements	0.00
2003 Kitchen Improvements	0.00
2003 Floor Improvements	0.00
2003 Window Improvements	0.00
461-2003 Windows Improvements	0.00
501-2003 Window Improvement	0.00
2003 Building Improvements	0.00
461-2003 Building Improvements	0.00
501-2003 Building Improvements	0.00
2003 Roof Improvements	0.00
2003 Other Improvements	0.00
461-2003 Other Improvements	0.00
501-2003 Other Improvements	0.00
2004 Bathroom Improvements	0.00
2004 Kitchen Improvements	0.00
2004 Floor Improvements	0.00
461-2004 Floor Improvements	0.00
501-2004 Floor Improvements	0.00
2004 Window Improvements	0.00
461-2004 Window Improvements	0.00
501-2004 Window Improvements	0.00
2004 Building Improvements	0.00
2004 Roof Improvements	0.00
2004 Other Improvements	0.00
461-2004 Other Improvements	0.00
501-2004 Other Improvements	0.00
2005 Bathroom Improvements	0.00
2005 Kitchen Improvements	0.00
461-2005 Kitchen Improvements	0.00
501-2005 Kitchen Improvements	0.00
2005 Floor Improvements	0.00
461-2005 Floor Improvements	0.00
501-2005 Floor Improvements	0.00
2005 Window Improvements	0.00
2005 Building Improvements	0.00
2005 Roof Improvements	0.00
2005 Other Improvements	0.00
461-2005 Other Improvements	0.00
501-2005 Other Improvements	0.00
2005 Improvement Salaries	0.00
2006 Bathroom Improvements	0.00
2006 Kitchen Improvements	0.00
461-2006 Kitchen Improvements	0.00
501-2006 Kitchen Improvements	0.00
2006 Floor Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
461-2006 Floor Improvements	0.00
501-2006 Floor Improvements	0.00
2006 Window Improvements	0.00
2006 Building Improvements	0.00
461-2006 Building Improvements	0.00
501-2006 Building Improvements	0.00
2006 Roof Improvements	0.00
2006 Other Improvements	0.00
2007 Bathroom Improvements	0.00
461-2007 Bathroom Improvements	0.00
501-2007 Bathroom Improvements	0.00
2007 Kitchen Improvements	0.00
2007 Floor Improvements	0.00
461-2007 Floor Improvements	0.00
501-2007 Floor Improvements	0.00
2007 Window Improvements	0.00
2007 Building Improvements	0.00
461-2007 Building Improvements	0.00
501-2007 Building Improvements	0.00
2007 Roof Improvements	0.00
2007 Other Improvements	0.00
461-2007 Other Improvements	0.00
501-2007 Other Improvements	0.00
2008 Bathroom Improvements	0.00
461-2008 Bathrooms Improvements	0.00
501-2008 Bathroom Improvements	0.00
2008 Kitchen Improvements	0.00
461-2008 Kitchen Improvements	0.00
501-2008 Kitchen Improvements	0.00
2008 Floor Improvements	0.00
461-2008 Floor Improvements	0.00
501-2008 Floor Improvements	0.00
2008 Window Improvements	0.00
2008 Building Improvements	0.00
2008 Roof Improvements	0.00
2008 Other Improvements	0.00
461-2008 Other Improvements	0.00
501-2008 Other Improvements	0.00
2009 Bathroom Improvements	0.00
2009 Kitchen Improvements	0.00
2009 Floor Improvements	0.00
2009 Window Improvements	0.00
2009 Building Improvements	0.00
2009 Roof Improvements	0.00
2009 Other Improvements	0.00
461-2009 Other Improvements	0.00
501-2009 Other Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2010 Other Improvements	0.00
2011 Other Improvements	0.00
2012 Other Improvements	0.00
2013 Other Improvements	0.00
2013-Roof Improvement	0.00
2014 Other Improvements	0.00
2014 T/O Misc. Expense	0.00
2014 T/O Materials	0.00
2014 T/O Outside Vendor	0.00
2014 - Roof	0.00
2015 Other Improvements	0.00
T/O Misc. Exp.	0.00
2015 T/O Materiales	0.00
T/O Outside Vendor	0.00
2016 Other Improvements	0.00
2016 T/O Misc. Exp.	0.00
2016 T/O Materials	0.00
2016 T/O outside vendors	0.00
2016 Hills Assessments	0.00
2017 Other Improvements	0.00
2017 T/O Misc. Exp.	0.00
2017 T/O Materials	0.00
2017 T/O Outside Vendor	0.00
2017 Hills Assessments	0.00
2018 Other Improvements	0.00
2018 T/O Misc. Exp.	0.00
2018 T/O Materials	0.00
2018 T/O Outside Vendor	0.00
2018 Hills Assessments	0.00
2019 Other Improvements	0.00
2019 T/O Misc. Exp.	0.00
2019 T/O Materials	17.42
2019 T/O Outside Vendor	1,600.00
2019 Hills Assessments	0.00
2020 Other Improvements	8,698.55
2020 T/O Misc. Exp.	0.00
2020 T/O Materials	2,272.33
2020 T/O Outside Vendor	23,291.86
2020 Hills Assessments	0.00
TOTAL CAPITAL IMPROVEMENTS	35,880.16
Accum Deprec - Capital Improvements	1,045.68
NET CAPITALIZED IMPROVEMENTS	34,834.48
 OTHER ASSETS	
Security Deposits	0.00
Investment - LLC 21	0.00
Investment - LLC 24	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Investment - LLC 27	0.00
Investment - LLC 28	0.00
Investment - LLC 29	0.00
Investment - LLC 25	0.00
Investment - LLC 26	0.00
Investment - LLC 31	0.00
Investment - LLC 34	0.00
Investment - LLC 35	0.00
Investment - LLC 36	0.00
Investment LLC 37	0.00
Investment LLC 38	0.00
Investment - LLC 39	0.00
Investment - LLC 40	0.00
Investment - LLC 41	0.00
Investment - LLC 42	0.00
Investment - LLC 43	0.00
	0.00
investment - LLC 45	0.00
<i>Investment in 48</i>	<i>0.00</i>
BofA Teller Rental	0.00
Investment - 16914	0.00
Investment - Rafael Gardens	0.00
Investment - 1129 3rd Street	0.00
LP Units	0.00
Investment - US Performing Arts	0.00
Investment - Marin CoWork	0.00
Limited Liability Companies	0.00
LONG TERM RECEIVABLES	
PISF I	0.00
Duffy Due to/from	0.00
PISF III	0.00
PISF IV	0.00
PISF VI	0.00
PISF VII	0.00
PISF IX	0.00
PISF XI	0.00
PISF XII	0.00
PISF XIII	0.00
PISF XIV	0.00
PISF XV	0.00
PISF XVI	0.00
PISF XVII	0.00
PISF XVIII	0.00
461 Due To/From	0.00
501 Due/To From	0.00
Hammondale Due To/From	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
21 Due/to From	0.00
In process Lease litigation	0.00
LLC 20	0.00
LLC 21	0.00
LLC 22	0.00
LLC 23	0.00
LLC 24	0.00
LLC 25	0.00
LLC 26	0.00
LLC 27	0.00
LLC 28	0.00
LLC 29	0.00
LLC 30	0.00
LLC 30	0.00
LLC 31	0.00
LLC 32	0.00
LLC 33	0.00
LLC 34	0.00
LLC 35	0.00
LLC 36	0.00
LLC 37	0.00
LLC 38	0.00
LLC 39	0.00
LLC 40	0.00
LLC 41	0.00
LLC 42	0.00
LLC 43	0.00
LLC 44	0.00
LLC 45	0.00
LLC 46	0.00
LLC 47	0.00
LLC 48	0.00
Due to/from LLC 49	0.00
PI LLC 50	0.00
PI 51 LLC	0.00
Due to/from Gate 5	0.00
PV 1 Due to/from	0.00
885 Due to/from	0.00
107 Due to/from	0.00
481 Due to/from	0.00
515 Due to/from	0.00
300 Due to/From PISF	0.00
Paul Drive Due to/from	0.00
353 BMK due to/from	0.00
49 Ignacio due to/from	0.00
Due To/From GP	902,400.00
Due To/From 16914	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Due To/From PISF, Inc.	0.00
Due To/From PIM	0.00
Note Receivable	0.00
7200 Redwood Due to/From	0.00
355 Due to / from	0.00
Due to/from 350 Ignacio Assoc.	0.00
1222 Due to/from	0.00
419 Prospect due to/from	0.00
TOTAL LONG TERM RECEIVABLES	902,400.00
TOTAL ASSETS	11,049,662.27
LIABILITIES & EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	8,330.77
Deferred Revenue	0.00
Unearned Rent	10,922.76
FTB Taxes Payable	0.00
PPP Loan	0.00
Property Tax Payable	-23,805.14
Insurance Payable	0.00
Accrued Expenses	0.00
TOTAL CURRENT LIABILITIES	-4,551.61
LONG TERM LIABILITIES	
Notes Payable	0.00
Notes Payable LLC 48	0.00
Deed of Trust Payable	0.00
Accrued Interest	0.00
Security Deposits Liability	40,700.00
Security Deposit Clearing	0.00
Pet Deposit Payable	0.00
Unearned Income	0.00
Mortgage Payable	5,730,000.00
1st Mortgage 461	0.00
2nd Mortgage 461	0.00
1st Mortgage 501	0.00
1st Deed 350, Suite 201	0.00
2nd Deed 350, Suite 201	0.00
1st Deed 350, Suite 200	0.00
First Mortgage 350 Suite 203	0.00
1st Deed 350 Suites 101, 103	0.00
Other Liabilities	0.00
Accum K-1 Losses	0.00
1st Mortgage Gate 5	0.00
2nd Deed Gate 5	0.00
1st Mortgage Duffy Place	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2nd Deed Duffy Place	0.00
1st Mortgage 49 Ignacio	0.00
2nd Deed 49 Ignacio	0.00
TOTAL LONG TERM LIABILITIES	5,770,700.00
TOTAL LIABILITIES	5,766,148.39
EQUITY	
Common Stock	0.00
Capital Contributions	4,200,000.00
Capital Receivable	0.00
Less: Repurchased Units	0.00
TIC Ownership	1,300,000.00
L.P. Distributions	0.00
G.P. Distributions	0.00
Premium on Repurch Units	0.00
Previous Period Adjmts	0.00
Member Distribution	-145,705.04
Dist. 38 to 20	0.00
Dist. 38 to 21	0.00
Dist. 37 to 22	0.00
Inter Co. PFI - PV1	0.00
Inter Co PFI - Gate 5	0.00
Inter Co PFI - Duffy	0.00
Inter Co PFI - Hamm	0.00
Inter Co PFI - 107	0.00
Inter Co PFI - 461	0.00
Inter Co PFI - 501	0.00
Inter Co PFI - 49	0.00
Inter Co PFI - 885	0.00
Inter Co. PFI - 515	0.00
Inter-Co PFI - 355	0.00
InterCo PFI - 7200	0.00
InterCo PFI-117	0.00
InterCo PFI - 7 Merry	0.00
InterCo PFI - 16914	0.00
InterCo PFI - Paul	0.00
InterCo PFI - 353	0.00
InterCo PFI - 1506	0.00
InterCo PFI - 1222	0.00
InterCo PFI - 419	0.00
Inter Co PFI - 19 Merrydale	0.00
Inter Co PFI - 1129	0.00
Inter Co PFI - 1315	0.00
Inter-Co. PFI - 1732	0.00
Inter-Co PFI-390	0.00
Inter Co PFI-santaland	0.00
Retained Earnings	-19,669.69

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Retained Earingins - Owned Properties	0.00
K1-Losses	0.00
Net Income (Loss) Current	-51,111.39
Appliance Depreciation	0.00
TOTAL EQUITY	5,283,513.88
TOTAL LIABILITIES & EQUITY	11,049,662.27
Total of All	0.00

Exhibit A-2: Statement of Income (*Loss*) for **Professional Investors 47, LLC** for period ending 9/2/2020

[Provide a statement of income (*loss*) for the following periods:

(i) For the initial report:

- a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and
- b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	151,424.60	98.75	151,424.60	98.75
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	1,915.06	1.25	1,915.06	1.25
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	153,339.66	100.00	153,339.66	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	8,890.00	5.80	8,890.00	5.80
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	481.53	0.31	481.53	0.31
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	9,371.53	6.11	9,371.53	6.11
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	0.00	0.00	0.00	0.00
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	4,390.95	2.86	4,390.95	2.86
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	82.00	0.05	82.00	0.05
Security Patrol	1,720.00	1.12	1,720.00	1.12
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	6,192.95	4.04	6,192.95	4.04
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	8,685.22	5.66	8,685.22	5.66
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	1,414.00	0.92	1,414.00	0.92
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	10,099.22	6.59	10,099.22	6.59
UTILITIES EXPENSE				
Gas & Electricity	4,639.41	3.03	4,639.41	3.03
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	0.00	0.00	0.00	0.00
Garbage & Trash Removal	1,221.92	0.80	1,221.92	0.80
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	0.00	0.00	0.00	0.00
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	5,861.33	3.82	5,861.33	3.82
REPAIRS & MAINTENANCE				
R&M Unit	0.00	0.00	0.00	0.00
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	0.00	0.00	0.00	0.00
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	0.00	0.00	0.00	0.00
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	225.00	0.15	225.00	0.15
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	132.76	0.09	132.76	0.09
R&M - Electrical Supplies	0.00	0.00	0.00	0.00
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	684.17	0.45	684.17	0.45
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	435.74	0.28	435.74	0.28
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	90.00	0.06	90.00	0.06
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	1,567.67	1.02	1,567.67	1.02

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	90.00	0.06	90.00	0.06
Contract - Electrical & Lighting	1,670.00	1.09	1,670.00	1.09
Contract - HVAC Maint.	305.50	0.20	305.50	0.20
Contract R&M	92.46	0.06	92.46	0.06
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	4,640.00	3.03	4,640.00	3.03
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	2,316.00	1.51	2,316.00	1.51
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	9,113.96	5.94	9,113.96	5.94
TAXES				
Real Estate Taxes	6,039.87	3.94	6,039.87	3.94
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	6,039.87	3.94	6,039.87	3.94
INSURANCE EXPENSE				
Package Insurance	1,351.50	0.88	1,351.50	0.88
Earthquake Insurance	0.00	0.00	0.00	0.00
Umbrella Insurance	131.25	0.09	131.25	0.09
Flood Insurance	1,269.16	0.83	1,269.16	0.83
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	2,751.91	1.79	2,751.91	1.79
TOTAL OPERATING EXPENSES	50,998.44	33.26	50,998.44	33.26
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	0.00	0.00	0.00	0.00
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
NET OPERATING INCOME	102,341.22	66.74	102,341.22	66.74
DEBT SERVICE EXPENSE				
Mortgage Interest	33,822.91	22.06	33,822.91	22.06
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	33,822.91	22.06	33,822.91	22.06
NET INC.BEFORE DEP.& TAX	68,518.31	44.68	68,518.31	44.68
DEPREC. & AMORT. EXPENSES				
Building Depreciation	48,286.90	31.49	48,286.90	31.49
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	38,200.00	24.91	38,200.00	24.91
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	53.92	0.04	53.92	0.04
Closing Cost Amortization	253.98	0.17	253.98	0.17
Loan Fee Amortization	1,393.20	0.91	1,393.20	0.91
Org. Cost Amortization	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	88,188.00	57.51	88,188.00	57.51
NET INC.(LOSS) BEF.TAXES	-19,669.69	-12.83	-19,669.69	-12.83
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	0.00	0.00	0.00	0.00
Taxes - Other	0.00	0.00	0.00	0.00
NET INCOME (LOSS)BK	-19,669.69	-12.83	-19,669.69	-12.83
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	511,860.95	98.79	511,860.95	98.79
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	6,260.30	1.21	6,260.30	1.21
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	518,121.25	100.00	518,121.25	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	33,690.05	6.50	33,690.05	6.50
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	807.01	0.16	807.01	0.16
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	7,572.82	1.46	7,572.82	1.46

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	42,069.88	8.12	42,069.88	8.12
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	446.90	0.09	446.90	0.09
Legal	1,170.00	0.23	1,170.00	0.23
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	2,754.50	0.53	2,754.50	0.53
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	363.25	0.07	363.25	0.07
Security Patrol	4,831.06	0.93	4,831.06	0.93
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	9,565.71	1.85	9,565.71	1.85
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	30,611.63	5.91	30,611.63	5.91
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	3,905.05	0.75	3,905.05	0.75
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	528.18	0.10	528.18	0.10
TOTAL MANAGEMENT E...	35,044.86	6.76	35,044.86	6.76
UTILITIES EXPENSE				
Gas & Electricity	54,616.25	10.54	54,616.25	10.54
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	1,562.60	0.30	1,562.60	0.30
Garbage & Trash Removal	3,663.39	0.71	3,663.39	0.71
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	0.00	0.00	0.00	0.00
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	59,842.24	11.55	59,842.24	11.55
REPAIRS & MAINTENANCE				
R&M Unit	5,486.13	1.06	5,486.13	1.06
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	387.50	0.07	387.50	0.07
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	1,535.00	0.30	1,535.00	0.30
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	1,745.91	0.34	1,745.91	0.34
R&M - Windows	150.00	0.03	150.00	0.03
R&M - HVAC	2,678.00	0.52	2,678.00	0.52
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	1,819.21	0.35	1,819.21	0.35
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	0.00	0.00	0.00	0.00
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	6.92	0.00	6.92	0.00
R&M - Electrical Supplies	1,624.00	0.31	1,624.00	0.31
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	1,434.47	0.28	1,434.47	0.28
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	-90.00	-0.02	-90.00	-0.02
Locks & Keys	1,624.28	0.31	1,624.28	0.31
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	992.37	0.19	992.37	0.19
R&M - HVAC Supplies	1,096.27	0.21	1,096.27	0.21
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	20,490.06	3.95	20,490.06	3.95

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	4,554.00	0.88	4,554.00	0.88
Contract R&M	0.00	0.00	0.00	0.00
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	12,772.50	2.47	12,772.50	2.47
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	725.00	0.14	725.00	0.14
Contract - Landscaping	5,672.00	1.09	5,672.00	1.09
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	23,723.50	4.58	23,723.50	4.58
TAXES				
Real Estate Taxes	47,185.28	9.11	47,185.28	9.11
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	47,185.28	9.11	47,185.28	9.11
INSURANCE EXPENSE				
Package Insurance	4,730.25	0.91	4,730.25	0.91
Earthquake Insurance	0.00	0.00	0.00	0.00
Umbrella Insurance	918.75	0.18	918.75	0.18
Flood Insurance	4,442.06	0.86	4,442.06	0.86
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	10,091.06	1.95	10,091.06	1.95
TOTAL OPERATING EXPENSES	248,012.59	47.87	248,012.59	47.87
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	0.00	0.00	0.00	0.00
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	-91,636.33	-17.69	-91,636.33	-17.69
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-91,636.33	-17.69	-91,636.33	-17.69
NET OPERATING INCOME	361,744.99	69.82	361,744.99	69.82
DEBT SERVICE EXPENSE				
Mortgage Interest	144,085.63	27.81	144,085.63	27.81
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	144,085.63	27.81	144,085.63	27.81
NET INC.BEFORE DEP.& TAX	217,659.36	42.01	217,659.36	42.01
DEPREC. & AMORT. EXPENSES				
Building Depreciation	130,793.46	25.24	130,793.46	25.24
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	133,700.00	25.80	133,700.00	25.80
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	991.76	0.19	991.76	0.19
Closing Cost Amortization	888.93	0.17	888.93	0.17
Loan Fee Amortization	696.60	0.13	696.60	0.13

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	267,070.75	51.55	267,070.75	51.55
NET INC.(LOSS) BEF.TAXES	-49,411.39	-9.54	-49,411.39	-9.54
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	1,700.00	0.33	1,700.00	0.33
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	1,700.00	0.33	1,700.00	0.33
NET INCOME (LOSS)BK	-51,111.39	-9.86	-51,111.39	-9.86
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Exhibit A-3: Statement of Cash Flows for **Professional Investors 47, LLC** for period ending **9/2/2020**

[Provide a statement of changes in cash position for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	151,424.60	98.75	151,424.60	98.75
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	1,915.06	1.25	1,915.06	1.25
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	153,339.66	100.00	153,339.66	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	8,890.00	5.80	8,890.00	5.80
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	481.53	0.31	481.53	0.31
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	9,371.53	6.11	9,371.53	6.11
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	0.00	0.00	0.00	0.00
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	4,390.95	2.86	4,390.95	2.86
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	82.00	0.05	82.00	0.05
Security Patrol	1,720.00	1.12	1,720.00	1.12
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	6,192.95	4.04	6,192.95	4.04
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	8,685.22	5.66	8,685.22	5.66
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	1,414.00	0.92	1,414.00	0.92
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	10,099.22	6.59	10,099.22	6.59
UTILITIES EXPENSE				
Gas & Electricity	4,639.41	3.03	4,639.41	3.03
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	0.00	0.00	0.00	0.00
Garbage & Trash Removal	1,221.92	0.80	1,221.92	0.80
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	0.00	0.00	0.00	0.00
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	5,861.33	3.82	5,861.33	3.82
REPAIRS & MAINTENANCE				
R&M Unit	0.00	0.00	0.00	0.00
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	0.00	0.00	0.00	0.00
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	0.00	0.00	0.00	0.00
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	225.00	0.15	225.00	0.15
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	132.76	0.09	132.76	0.09
R&M - Electrical Supplies	0.00	0.00	0.00	0.00
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	684.17	0.45	684.17	0.45
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	435.74	0.28	435.74	0.28
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	90.00	0.06	90.00	0.06
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	1,567.67	1.02	1,567.67	1.02

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	90.00	0.06	90.00	0.06
Contract - Electrical & Lighting	1,670.00	1.09	1,670.00	1.09
Contract - HVAC Maint.	305.50	0.20	305.50	0.20
Contract R&M	92.46	0.06	92.46	0.06
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	4,640.00	3.03	4,640.00	3.03
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	2,316.00	1.51	2,316.00	1.51
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	9,113.96	5.94	9,113.96	5.94
TAXES				
Real Estate Taxes	6,039.87	3.94	6,039.87	3.94
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	6,039.87	3.94	6,039.87	3.94
INSURANCE EXPENSE				
Package Insurance	1,351.50	0.88	1,351.50	0.88
Earthquake Insurance	0.00	0.00	0.00	0.00
Umbrella Insurance	131.25	0.09	131.25	0.09
Flood Insurance	1,269.16	0.83	1,269.16	0.83
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	2,751.91	1.79	2,751.91	1.79
TOTAL OPERATING EXPENSES	50,998.44	33.26	50,998.44	33.26
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	0.00	0.00	0.00	0.00
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
NET OPERATING INCOME	102,341.22	66.74	102,341.22	66.74
DEBT SERVICE EXPENSE				
Mortgage Interest	33,822.91	22.06	33,822.91	22.06
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	33,822.91	22.06	33,822.91	22.06
NET INC.BEFORE DEP.& TAX	68,518.31	44.68	68,518.31	44.68
DEPREC. & AMORT. EXPENSES				
Building Depreciation	48,286.90	31.49	48,286.90	31.49
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	38,200.00	24.91	38,200.00	24.91
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	53.92	0.04	53.92	0.04
Closing Cost Amortization	253.98	0.17	253.98	0.17
Loan Fee Amortization	1,393.20	0.91	1,393.20	0.91
Org. Cost Amortization	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	88,188.00	57.51	88,188.00	57.51
NET INC.(LOSS) BEF.TAXES	-19,669.69	-12.83	-19,669.69	-12.83
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	0.00	0.00	0.00	0.00
Taxes - Other	0.00	0.00	0.00	0.00
NET INCOME (LOSS)BK	-19,669.69	-12.83	-19,669.69	-12.83
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00
Adjustments				
Outside Management Income	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0.00
Period to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	0.00	48,515.14	48,515.14	
1015 -Reserve Account	0.00	255,858.22	255,858.22	
Escrow Account	0.00	500,000.00	500,000.00	
Total Cash	0.00	804,373.36	804,373.36	
Year to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	0.00	48,515.14	48,515.14	
1015 -Reserve Account	0.00	255,858.22	255,858.22	
Escrow Account	0.00	500,000.00	500,000.00	
Total Cash	0.00	804,373.36	804,373.36	

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	511,860.95	98.79	511,860.95	98.79
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	6,260.30	1.21	6,260.30	1.21
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	518,121.25	100.00	518,121.25	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	33,690.05	6.50	33,690.05	6.50
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	807.01	0.16	807.01	0.16
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	7,572.82	1.46	7,572.82	1.46

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	42,069.88	8.12	42,069.88	8.12
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	446.90	0.09	446.90	0.09
Legal	1,170.00	0.23	1,170.00	0.23
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	2,754.50	0.53	2,754.50	0.53
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	363.25	0.07	363.25	0.07
Security Patrol	4,831.06	0.93	4,831.06	0.93
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	9,565.71	1.85	9,565.71	1.85
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	30,611.63	5.91	30,611.63	5.91
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	3,905.05	0.75	3,905.05	0.75
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	528.18	0.10	528.18	0.10
TOTAL MANAGEMENT E...	35,044.86	6.76	35,044.86	6.76
UTILITIES EXPENSE				
Gas & Electricity	54,616.25	10.54	54,616.25	10.54
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	1,562.60	0.30	1,562.60	0.30
Garbage & Trash Removal	3,663.39	0.71	3,663.39	0.71
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	0.00	0.00	0.00	0.00
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	59,842.24	11.55	59,842.24	11.55
REPAIRS & MAINTENANCE				
R&M Unit	5,486.13	1.06	5,486.13	1.06
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	387.50	0.07	387.50	0.07
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	1,535.00	0.30	1,535.00	0.30
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	1,745.91	0.34	1,745.91	0.34
R&M - Windows	150.00	0.03	150.00	0.03
R&M - HVAC	2,678.00	0.52	2,678.00	0.52
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	1,819.21	0.35	1,819.21	0.35
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	0.00	0.00	0.00	0.00
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	6.92	0.00	6.92	0.00
R&M - Electrical Supplies	1,624.00	0.31	1,624.00	0.31
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	1,434.47	0.28	1,434.47	0.28
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	-90.00	-0.02	-90.00	-0.02
Locks & Keys	1,624.28	0.31	1,624.28	0.31
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	992.37	0.19	992.37	0.19
R&M - HVAC Supplies	1,096.27	0.21	1,096.27	0.21
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	20,490.06	3.95	20,490.06	3.95

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	4,554.00	0.88	4,554.00	0.88
Contract R&M	0.00	0.00	0.00	0.00
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	12,772.50	2.47	12,772.50	2.47
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	725.00	0.14	725.00	0.14
Contract - Landscaping	5,672.00	1.09	5,672.00	1.09
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	23,723.50	4.58	23,723.50	4.58
TAXES				
Real Estate Taxes	47,185.28	9.11	47,185.28	9.11
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	47,185.28	9.11	47,185.28	9.11
INSURANCE EXPENSE				
Package Insurance	4,730.25	0.91	4,730.25	0.91
Earthquake Insurance	0.00	0.00	0.00	0.00
Umbrella Insurance	918.75	0.18	918.75	0.18
Flood Insurance	4,442.06	0.86	4,442.06	0.86
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	10,091.06	1.95	10,091.06	1.95
TOTAL OPERATING EXPENSES	248,012.59	47.87	248,012.59	47.87
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	0.00	0.00	0.00	0.00
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	-91,636.33	-17.69	-91,636.33	-17.69
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-91,636.33	-17.69	-91,636.33	-17.69
NET OPERATING INCOME	361,744.99	69.82	361,744.99	69.82
DEBT SERVICE EXPENSE				
Mortgage Interest	144,085.63	27.81	144,085.63	27.81
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	144,085.63	27.81	144,085.63	27.81
NET INC.BEFORE DEP.& TAX	217,659.36	42.01	217,659.36	42.01
DEPREC. & AMORT. EXPENSES				
Building Depreciation	130,793.46	25.24	130,793.46	25.24
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	133,700.00	25.80	133,700.00	25.80
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	991.76	0.19	991.76	0.19
Closing Cost Amortization	888.93	0.17	888.93	0.17
Loan Fee Amortization	696.60	0.13	696.60	0.13

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	267,070.75	51.55	267,070.75	51.55
NET INC.(LOSS) BEF.TAXES	-49,411.39	-9.54	-49,411.39	-9.54
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	1,700.00	0.33	1,700.00	0.33
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	1,700.00	0.33	1,700.00	0.33
NET INCOME (LOSS)BK	-51,111.39	-9.86	-51,111.39	-9.86
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00
Adjustments				
Outside Management Income	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0.00

Period to Date	Beginning Balance	Ending Balance	Difference
1010 - Checking	48,515.14	10,925.98	-37,589.16
1015 -Reserve Account	255,858.22	36,158.22	-219,700.00
Escrow Account	500,000.00	500,000.00	0.00
Total Cash	804,373.36	547,084.20	-257,289.16

Year to Date	Beginning Balance	Ending Balance	Difference
1010 - Checking	48,515.14	10,925.98	-37,589.16
1015 -Reserve Account	255,858.22	36,158.22	-219,700.00
Escrow Account	500,000.00	500,000.00	0.00
Total Cash	804,373.36	547,084.20	-257,289.16

Exhibit A-4: Statement of Changes in Shareholders'/Partners' Equity (*Deficit*) for Professional Investors 47, LLC
for period ending **9/2/2020**

[Provide a statement of changes in shareholders'/partners equity (*deficit*) for the following periods:

(i) For the initial report:

a.the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b.the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The Debtor's professionals are in the process of conducting a forensic review of the Debtor's and controlled entities' records necessary to determine changes in the shareholders'/partners' equity ownership for the controlled entities. The Debtor will submit an updated report to the Court once this information is available.

Exhibit B: Description of Operations for Professional Investors 47, LLC

[Describe the nature and extent of the Debtor's interest in the Controlled Non-Debtor Entity.

Describe the business conducted and intended to be conducted by the Controlled Non-Debtor Entity, focusing on the entity's dominant business segments.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

The Controlled Non-Debtor Entity owns a residential property which is operated by PFI. The units are leased as residences to tenants.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit C: Description of Intercompany Claims

[List and describe the Controlled Non-Debtor Entity's claims against any other Controlled Non-Debtor Entity, together with the basis for such claims and whether each claim is contingent, unliquidated or disputed.]

Describe the source of this information.]

The source of this information is derived for the companies' Accounting System.

Professional Investors 47, LLC appears to be owed approximately \$902,400 by Professional Financial Investors, Inc. in intercompany receivables.

Exhibit D: Allocation of Tax Liabilities and Assets

[Describe how income, losses, tax payments, tax refunds, or other tax attributes relating to federal, state, or local taxes have been allocated between or among the Controlled Non-Debtor Entity and one or more other Controlled Non-Debtor Entities.

Include a copy of each tax sharing or tax allocation agreement to which the entity is a party with any other Controlled Non-Debtor Entity.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System and conversations with the remaining employees of the company.

Tax liabilities are not allocated among or between any other Controlled Non-Debtor Entity.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit E: Description of Controlled Non-Debtor Entity's payments of Administrative Expenses, or Professional Fees otherwise payable by a Debtor


[Describe any payment made, or obligations incurred (or claims purchased), by the Controlled Non-Debtor Entity in connection with any claims, administrative expenses, or professional fees that have been or could be asserted against any Debtor.

Describe the source of this information.]

Based on a review of the Non-Debtor Entity's Accounting System records and conversations with current employees, the Debtor is not aware of any payments made or obligations incurred by the Controlled Non-Debtor Entity that would otherwise be payable by Debtor.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

 Exhibit A: Financial Statements for Professional Investors 48, LLC

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit A-1: Balance Sheet for Professional Investors 48, LLC as of 9/2/2020

[Provide a balance sheet dated as of the end of the most recent 3-month period of the current fiscal year and as of the end of the preceding fiscal year.]

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.



Balance Sheet

Period = Dec 2019

Book = Accrual

Current Balance

ASSETS

CURRENT ASSETS

CASH

1010 - Checking	9,000.00
461 Bank Acct	0.00
501 Bank Acct	0.00
1015 -Reserve Account	2,896,643.00
1020 OLD Clearing	0.00
PFI First Community Clearing	0.00
PISF Inc. Transfer	0.00
PFI Cash - Transfer	0.00
Money Market	0.00
Escrow Account	0.00
Fremont Checking Account	0.00
Interest Cash	0.00
Petty Cash	0.00
Cash Hammondale	0.00
Cash 461	0.00
Cash 501	0.00
TOTAL CASH	2,905,643.00

RECEIVABLES

Property Receivables	0.00
Loan Receivables	0.00
Other Receivables	0.00
Officer - Due to/from	0.00

ACCOUNTS RECEIVABLES

A/R Rent Due	0.00
A/R Other - Melissa B	0.00
A/R Other - People home equity	0.00
A/R Collections	0.00
A/R Security Deposits	0.00

RESERVES & PREPAIDS

Reserve - Insurance	0.00
Reserve - Improvements	0.00
Prepaid Maint. Contract	0.00
Prepaid - Leasing Comm.	0.00
Prepaid - Leasing Comm.	0.00
Prepaid Mortgage Interest	0.00
Prepaid Taxes	0.00

TOTAL CURRENT ASSETS

2,905,643.00

FIXED ASSETS

Land - Hammondale	0.00
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Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Land	0.00
Land - 501	0.00
Land - PI 20 LLC	0.00
Land - 200 Gate 5	0.00
Land - Duffy	0.00
Land - 49 Ignacio	0.00
Land - 350 Ignacio Suite 200	0.00
Land - PI 21 LLC	0.00
Land 30 Clay Court	0.00
Land - 690 DeLong	0.00
Building	0.00
Fixtures & Appliances	0.00
Improvements	0.00
Additional basis	0.00
Accum Depreciation	0.00
Building - 501	0.00
Accum Depreciation Building - 501	0.00
Building - PI 20	0.00
A/D Building PI 20	0.00
Building - 200 Gate 5	0.00
Open	0.00
Accum Depreciation Gate 5	0.00
Buidling Duffy Place	0.00
Accum Depreciation Duffy Place	0.00
Building 49 Ignacio	0.00
Accum Depreciation 49 Ignacio	0.00
Building - Hammondale	0.00
Accum Depr Hammondale	0.00
350 Ignacio #200	0.00
A/D 350 Ignacio #200	0.00
350 Ignacio #101	0.00
A/D 350 Ignacio #101	0.00
Building - 30 Clay Ct.	0.00
A/D 30 Clay Ct.	0.00
Building 690 DeLong	0.00
A/D Building 690 DeLong	0.00
350 Ignacio #103	0.00
A/D 350 Ignacio #103	0.00
350 Ignacio #201	0.00
350 Ignacio # 203	0.00
A/D 350 Ignacio #203	0.00
350 Ignacio #100	0.00
A/D Ignacio #100	0.00
350 Ignacio #300	0.00
A/D 350 Ignacio #300	0.00
Furniture and Fixtures	0.00
A/D Furn. & Fixt.	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Furniture & Fixt Hamm	0.00
Furniture & Fixt Gate	0.00
A/D Furn./Fixt. Hamm	0.00
A/D Furn./Fixt. Gate	0.00
Computers	0.00
A/D Computers	0.00
A/V Equipment	0.00
Vehicles	0.00
A/D Vehicles	0.00
Tenant Imp. 350 Ignacio	0.00
A/D Tenant Imp.	0.00
Acum. Gain (Loss) Gate	0.00
Accum. Gain (Loss) Hamm	0.00
Accum. Gain (Loss) 501	0.00
Accum Gain Loss - 461	0.00
Accum Depreciation Fixed Assets	0.00
 ACQUISITION ASSETS	
Closing Costs	5,000.00
A/A Closing Costs	0.00
Syndication Costs	0.00
Loan Fees	0.00
Accum Amort Loan Fees	0.00
Personal Property	0.00
Accum Depreciation Personal Property	0.00
Organization Costs	3,500.00
Accum Amort Organization Costs	0.00
NET ACQUISITION ASSETS	8,500.00
 CAPITALIZED IMPROVEMENTS	
Improvements Prior 2000	0.00
2001 Bathroom Improvements	0.00
2001 Kitchen Improvements	0.00
2001 Floor Improvements	0.00
2001 Window Improvements	0.00
2001 Building Improvements	0.00
2001 Roof Improvements	0.00
2001 Other Improvements	0.00
2002 Bathroom Improvements	0.00
2002 Kitchen Improvements	0.00
2002 Floor Improvements	0.00
2002 Window Improvements	0.00
2002 Building Improvements	0.00
2002 Roof Improvements	0.00
2002 Other Improvements	0.00
2002 Improvement Salaries	0.00
2003 Bathroom Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2003 Kitchen Improvements	0.00
2003 Floor Improvements	0.00
2003 Window Improvements	0.00
461-2003 Windows Improvements	0.00
501-2003 Window Improvement	0.00
2003 Building Improvements	0.00
461-2003 Building Improvements	0.00
501-2003 Building Improvements	0.00
2003 Roof Improvements	0.00
2003 Other Improvements	0.00
461-2003 Other Improvements	0.00
501-2003 Other Improvements	0.00
2004 Bathroom Improvements	0.00
2004 Kitchen Improvements	0.00
2004 Floor Improvements	0.00
461-2004 Floor Improvements	0.00
501-2004 Floor Improvements	0.00
2004 Window Improvements	0.00
461-2004 Window Improvements	0.00
501-2004 Window Improvements	0.00
2004 Building Improvements	0.00
2004 Roof Improvements	0.00
2004 Other Improvements	0.00
461-2004 Other Improvements	0.00
501-2004 Other Improvements	0.00
2005 Bathroom Improvements	0.00
2005 Kitchen Improvements	0.00
461-2005 Kitchen Improvements	0.00
501-2005 Kitchen Improvements	0.00
2005 Floor Improvements	0.00
461-2005 Floor Improvements	0.00
501-2005 Floor Improvements	0.00
2005 Window Improvements	0.00
2005 Building Improvements	0.00
2005 Roof Improvements	0.00
2005 Other Improvements	0.00
461-2005 Other Improvements	0.00
501-2005 Other Improvements	0.00
2005 Improvement Salaries	0.00
2006 Bathroom Improvements	0.00
2006 Kitchen Improvements	0.00
461-2006 Kitchen Improvements	0.00
501-2006 Kitchen Improvements	0.00
2006 Floor Improvements	0.00
461-2006 Floor Improvements	0.00
501-2006 Floor Improvements	0.00
2006 Window Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2006 Building Improvements	0.00
461-2006 Building Improvements	0.00
501-2006 Building Improvements	0.00
2006 Roof Improvements	0.00
2006 Other Improvements	0.00
2007 Bathroom Improvements	0.00
461-2007 Bathroom Improvements	0.00
501-2007 Bathroom Improvements	0.00
2007 Kitchen Improvements	0.00
2007 Floor Improvements	0.00
461-2007 Floor Improvements	0.00
501-2007 Floor Improvements	0.00
2007 Window Improvements	0.00
2007 Building Improvements	0.00
461-2007 Building Improvements	0.00
501-2007 Building Improvements	0.00
2007 Roof Improvements	0.00
2007 Other Improvements	0.00
461-2007 Other Improvements	0.00
501-2007 Other Improvements	0.00
2008 Bathroom Improvements	0.00
461-2008 Bathrooms Improvements	0.00
501-2008 Bathroom Improvements	0.00
2008 Kitchen Improvements	0.00
461-2008 Kitchen Improvements	0.00
501-2008 Kitchen Improvements	0.00
2008 Floor Improvements	0.00
461-2008 Floor Improvements	0.00
501-2008 Floor Improvements	0.00
2008 Window Improvements	0.00
2008 Building Improvements	0.00
2008 Roof Improvements	0.00
2008 Other Improvements	0.00
461-2008 Other Improvements	0.00
501-2008 Other Improvements	0.00
2009 Bathroom Improvements	0.00
2009 Kitchen Improvements	0.00
2009 Floor Improvements	0.00
2009 Window Improvements	0.00
2009 Building Improvements	0.00
2009 Roof Improvements	0.00
2009 Other Improvements	0.00
461-2009 Other Improvements	0.00
501-2009 Other Improvements	0.00
2010 Other Improvements	0.00
2011 Other Improvements	0.00
2012 Other Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2013 Other Improvements	0.00
2013-Roof Improvement	0.00
2014 Other Improvements	0.00
2014 T/O Misc. Expense	0.00
2014 T/O Materials	0.00
2014 T/O Outside Vendor	0.00
2014 - Roof	0.00
2015 Other Improvements	0.00
T/O Misc. Exp.	0.00
2015 T/O Materiales	0.00
T/O Outside Vendor	0.00
2016 Other Improvements	0.00
2016 T/O Misc. Exp.	0.00
2016 T/O Materials	0.00
2016 T/O outside vendors	0.00
2016 Hills Assessments	0.00
2017 Other Improvements	0.00
2017 T/O Misc. Exp.	0.00
2017 T/O Materials	0.00
2017 T/O Outside Vendor	0.00
2017 Hills Assessments	0.00
2018 Other Improvements	0.00
2018 T/O Misc. Exp.	0.00
2018 T/O Materials	0.00
2018 T/O Outside Vendor	0.00
2018 Hills Assessments	0.00
2019 Other Improvements	0.00
2019 T/O Misc. Exp.	0.00
2019 T/O Materials	0.00
2019 T/O Outside Vendor	0.00
2019 Hills Assessments	0.00
2020 Other Improvements	0.00
2020 T/O Misc. Exp.	0.00
2020 T/O Materials	0.00
2020 T/O Outside Vendor	0.00
2020 Hills Assessments	0.00
Accum Deprec - Capital Improvements	0.00
OTHER ASSETS	
Security Deposits	0.00
Investment - LLC 21	0.00
Investment - LLC 24	0.00
Investment - LLC 27	0.00
Investment - LLC 28	0.00
Investment - LLC 29	0.00
Investment - LLC 25	0.00
Investment - LLC 26	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Investment - LLC 31	0.00
Investment - LLC 34	0.00
Investment - LLC 35	0.00
Investment - LLC 36	0.00
Investment LLC 37	0.00
Investment LLC 38	0.00
Investment - LLC 39	0.00
Investment - LLC 40	0.00
Investment - LLC 41	0.00
Investment - LLC 42	0.00
Investment - LLC 43	0.00
	0.00
investment - LLC 45	0.00
<i>Investment in 48</i>	<i>0.00</i>
BofA Teller Rental	0.00
Investment - 16914	0.00
Investment - Rafael Gardens	0.00
Investment - 1129 3rd Street	0.00
LP Units	0.00
Investment - US Performing Arts	0.00
Investment - Marin CoWork	0.00
Limited Liability Companies	0.00
LONG TERM RECEIVABLES	
PISF I	0.00
Duffy Due to/from	0.00
PISF III	0.00
PISF IV	0.00
PISF VI	0.00
PISF VII	0.00
PISF IX	0.00
PISF XI	0.00
PISF XII	0.00
PISF XIII	0.00
PISF XIV	0.00
PISF XV	0.00
PISF XVI	0.00
PISF XVII	0.00
PISF XVIII	0.00
461 Due To/From	0.00
501 Due/To From	0.00
Hammondale Due To/From	0.00
21 Due/to From	0.00
In process Lease litigation	0.00
LLC 20	0.00
LLC 21	0.00
LLC 22	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
LLC 23	0.00
LLC 24	0.00
LLC 25	0.00
LLC 26	0.00
LLC 27	0.00
LLC 28	0.00
LLC 29	0.00
LLC 30	0.00
LLC 30	0.00
LLC 31	0.00
LLC 32	0.00
LLC 33	0.00
LLC 34	0.00
LLC 35	0.00
LLC 36	0.00
LLC 37	0.00
LLC 38	0.00
LLC 39	0.00
LLC 40	0.00
LLC 41	0.00
LLC 42	0.00
LLC 43	0.00
LLC 44	0.00
LLC 45	0.00
LLC 46	0.00
LLC 47	-2,500.00
LLC 48	0.00
Due to/from LLC 49	0.00
PI LLC 50	0.00
PI 51 LLC	0.00
Due to/from Gate 5	0.00
PV 1 Due to/from	0.00
885 Due to/from	0.00
107 Due to/from	0.00
481 Due to/from	0.00
515 Due to/from	0.00
300 Due to/From PISF	0.00
Paul Drive Due to/from	0.00
353 BMK due to/from	0.00
49 Ignacio due to/from	0.00
Due To/From GP	623,000.00
Due To/From 16914	0.00
Due To/From PISF, Inc.	0.00
Due To/From PIM	0.00
Note Receivable	0.00
7200 Redwood Due to/From	0.00
355 Due to / from	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Due to/from 350 Ignacio Assoc.	0.00
1222 Due to/from	0.00
419 Prospect due to/from	0.00
TOTAL LONG TERM RECEIVABLES	620,500.00
TOTAL ASSETS	3,534,643.00
LIABILITIES & EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	0.00
Deferred Revenue	0.00
Unearned Rent	0.00
FTB Taxes Payable	0.00
PPP Loan	0.00
Property Tax Payable	0.00
Insurance Payable	0.00
Accrued Expenses	0.00
LONG TERM LIABILITIES	
Notes Payable	0.00
Notes Payable LLC 48	0.00
Deed of Trust Payable	0.00
Accrued Interest	0.00
Security Deposits Liability	0.00
Security Deposit Clearing	0.00
Pet Deposit Payable	0.00
Unearned Income	0.00
Mortgage Payable	0.00
1st Mortgage 461	0.00
2nd Mortgage 461	0.00
1st Mortgage 501	0.00
1st Deed 350, Suite 201	0.00
2nd Deed 350, Suite 201	0.00
1st Deed 350, Suite 200	0.00
First Mortgage 350 Suite 203	0.00
1st Deed 350 Suites 101, 103	0.00
Other Liabilities	0.00
Accum K-1 Losses	0.00
1st Mortgage Gate 5	0.00
2nd Deed Gate 5	0.00
1st Mortgage Duffy Place	0.00
2nd Deed Duffy Place	0.00
1st Mortgage 49 Ignacio	0.00
2nd Deed 49 Ignacio	0.00
EQUITY	
Common Stock	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Capital Contributions	3,534,643.00
Capital Receivable	0.00
Less: Repurchased Units	0.00
TIC Ownership	0.00
L.P. Distributions	0.00
G.P. Distributions	0.00
Premium on Repurch Units	0.00
Previous Period Adjmts	0.00
Member Distribution	0.00
Dist. 38 to 20	0.00
Dist. 38 to 21	0.00
Dist. 37 to 22	0.00
Inter Co. PFI - PV1	0.00
Inter Co PFI - Gate 5	0.00
Inter Co PFI - Duffy	0.00
Inter Co PFI - Hamm	0.00
Inter Co PFI - 107	0.00
Inter Co PFI - 461	0.00
Inter Co PFI - 501	0.00
Inter Co PFI - 49	0.00
Inter Co PFI - 885	0.00
Inter Co. PFI - 515	0.00
Inter-Co PFI - 355	0.00
InterCo PFI - 7200	0.00
InterCo PFI-117	0.00
InterCo PFI - 7 Merry	0.00
InterCo PFI - 16914	0.00
InterCo PFI - Paul	0.00
InterCo PFI - 353	0.00
InterCo PFI - 1506	0.00
InterCo PFI - 1222	0.00
InterCo PFI - 419	0.00
Inter Co PFI - 19 Merrydale	0.00
Inter Co PFI - 1129	0.00
Inter Co PFI - 1315	0.00
Inter-Co. PFI - 1732	0.00
Inter-Co PFI-390	0.00
Inter Co PFI-santaland	0.00
Retained Earnings	0.00
Retained Earnings - Owned Properties	0.00
K1-Losses	0.00
Net Income (Loss) Current	0.00
Appliance Depreciation	0.00
TOTAL EQUITY	3,534,643.00
TOTAL LIABILITIES & EQUITY	3,534,643.00
Total of All	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

Current Balance

ASSETS

CURRENT ASSETS

CASH

1010 - Checking	103,244.07
461 Bank Acct	0.00
501 Bank Acct	0.00
1015 -Reserve Account	23,091.10
1020 OLD Clearing	0.00
PFI First Community	0.00
Clearing	0.00
PISF Inc. Transfer	0.00
PFI Cash - Transfer	0.00
Money Market	0.00
Escrow Account	500,260.51
Fremont Checking Account	0.00
Interest Cash	0.00
Petty Cash	0.00
Cash Hammondale	0.00
Cash 461	0.00
Cash 501	0.00
TOTAL CASH	626,595.68

RECEIVABLES

Property Receivables	0.00
Loan Receivables	0.00
Other Receivables	0.00
Officer - Due to/from	0.00

ACCOUNTS RECEIVABLES

A/R Rent Due	12,704.70
A/R Other - Melissa B	0.00
A/R Other - People home equity	0.00
A/R Collections	0.00
A/R Security Deposits	0.00
TOTAL ACCOUNTS RECEIVABLES	12,704.70

RESERVES & PREPAIDS

Reserve - Insurance	10,582.52
Reserve - Improvements	0.00
Prepaid Maint. Contract	0.00
Prepaid - Leasing Comm.	0.00
Prepaid - Leasing Comm.	0.00
Prepaid Mortgage Interest	0.00
Prepaid Taxes	-16,186.17
TOTAL RESERVES & PREPAIDS	-5,603.65

TOTAL CURRENT ASSETS 633,696.73

Balance Sheet

Period = Jul 2020

Book = Accrual

Current Balance

FIXED ASSETS

Land - Hammondale	0.00
Land	4,036,000.00
Land - 501	0.00
Land - PI 20 LLC	0.00
Land - 200 Gate 5	0.00
Land - Duffy	0.00
Land - 49 Ignacio	0.00
Land - 350 Ignacio Suite 200	0.00
Land - PI 21 LLC	0.00
Land 30 Clay Court	0.00
Land - 690 DeLong	0.00
Building	16,144,000.00
Fixtures & Appliances	0.00
Improvements	0.00
Additional basis	0.00
Accum Depreciation	-293,527.26
Building - 501	0.00
Accum Depreciation Building - 501	0.00
Building - PI 20	0.00
A/D Building PI 20	0.00
Building - 200 Gate 5	0.00
Open	0.00
Accum Depreciation Gate 5	0.00
Buidling Duffy Place	0.00
Accum Depreciation Duffy Place	0.00
Building 49 Ignacio	0.00
Accum Depreciation 49 Ignacio	0.00
Building - Hammondale	0.00
Accum Depr Hammondale	0.00
350 Ignacio #200	0.00
A/D 350 Ignacio #200	0.00
350 Ignacio #101	0.00
A/D 350 Ignacio #101	0.00
Building - 30 Clay Ct.	0.00
A/D 30 Clay Ct.	0.00
Building 690 DeLong	0.00
A/D Building 690 DeLong	0.00
350 Ignacio #103	0.00
A/D 350 Ingacio #103	0.00
350 Ignacio #201	0.00
350 Ignacio # 203	0.00
A/D 350 Ignacio #203	0.00
350 Ignacio #100	0.00
A/D Ignacio #100	0.00
350 Ignacio #300	0.00
A/D 350 Ignacio #300	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Furniture and Fixtures	0.00
A/D Furn. & Fixt.	0.00
Furniture & Fixt Hamm	0.00
Furniture & Fixt Gate	0.00
A/D Furn./Fixt. Hamm	0.00
A/D Furn./Fixt. Gate	0.00
Computers	0.00
A/D Computers	0.00
A/V Equipment	0.00
Vehicles	0.00
A/D Vehicles	0.00
Tenant Imp. 350 Ignacio	0.00
A/D Tenant Imp.	0.00
Acum. Gain (Loss) Gate	0.00
Accum. Gain (Loss) Hamm	0.00
Accum. Gain (Loss) 501	0.00
Accum Gain Loss - 461	0.00
Accum Depreciation Fixed Assets	0.00
NET FIXED ASSETS	19,886,472.74
ACQUISITION ASSETS	
Closing Costs	33,910.24
A/A Closing Costs	-1,149.52
Syndication Costs	0.00
Loan Fees	108,805.78
Accum Amort Loan Fees	-5,440.26
Personal Property	320,000.00
Accum Depreciation Personal Property	-31,999.98
Organization Costs	70,700.00
Accum Amort Organization Costs	0.00
NET ACQUISITION ASSETS	494,826.26
CAPITALIZED IMPROVEMENTS	
Improvements Prior 2000	0.00
2001 Bathroom Improvements	0.00
2001 Kitchen Improvements	0.00
2001 Floor Improvements	0.00
2001 Window Improvements	0.00
2001 Building Improvements	0.00
2001 Roof Improvements	0.00
2001 Other Improvements	0.00
2002 Bathroom Improvements	0.00
2002 Kitchen Improvements	0.00
2002 Floor Improvements	0.00
2002 Window Improvements	0.00
2002 Building Improvements	0.00
2002 Roof Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2002 Other Improvements	0.00
2002 Improvement Salaries	0.00
2003 Bathroom Improvements	0.00
2003 Kitchen Improvements	0.00
2003 Floor Improvements	0.00
2003 Window Improvements	0.00
461-2003 Windows Improvements	0.00
501-2003 Window Improvement	0.00
2003 Building Improvements	0.00
461-2003 Building Improvements	0.00
501-2003 Building Improvements	0.00
2003 Roof Improvements	0.00
2003 Other Improvements	0.00
461-2003 Other Improvements	0.00
501-2003 Other Improvements	0.00
2004 Bathroom Improvements	0.00
2004 Kitchen Improvements	0.00
2004 Floor Improvements	0.00
461-2004 Floor Improvements	0.00
501-2004 Floor Improvements	0.00
2004 Window Improvements	0.00
461-2004 Window Improvements	0.00
501-2004 Window Improvements	0.00
2004 Building Improvements	0.00
2004 Roof Improvements	0.00
2004 Other Improvements	0.00
461-2004 Other Improvements	0.00
501-2004 Other Improvements	0.00
2005 Bathroom Improvements	0.00
2005 Kitchen Improvements	0.00
461-2005 Kitchen Improvements	0.00
501-2005 Kitchen Improvements	0.00
2005 Floor Improvements	0.00
461-2005 Floor Improvements	0.00
501-2005 Floor Improvements	0.00
2005 Window Improvements	0.00
2005 Building Improvements	0.00
2005 Roof Improvements	0.00
2005 Other Improvements	0.00
461-2005 Other Improvements	0.00
501-2005 Other Improvements	0.00
2005 Improvement Salaries	0.00
2006 Bathroom Improvements	0.00
2006 Kitchen Improvements	0.00
461-2006 Kitchen Improvements	0.00
501-2006 Kitchen Improvements	0.00
2006 Floor Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
461-2006 Floor Improvements	0.00
501-2006 Floor Improvements	0.00
2006 Window Improvements	0.00
2006 Building Improvements	0.00
461-2006 Building Improvements	0.00
501-2006 Building Improvements	0.00
2006 Roof Improvements	0.00
2006 Other Improvements	0.00
2007 Bathroom Improvements	0.00
461-2007 Bathroom Improvements	0.00
501-2007 Bathroom Improvements	0.00
2007 Kitchen Improvements	0.00
2007 Floor Improvements	0.00
461-2007 Floor Improvements	0.00
501-2007 Floor Improvements	0.00
2007 Window Improvements	0.00
2007 Building Improvements	0.00
461-2007 Building Improvements	0.00
501-2007 Building Improvements	0.00
2007 Roof Improvements	0.00
2007 Other Improvements	0.00
461-2007 Other Improvements	0.00
501-2007 Other Improvements	0.00
2008 Bathroom Improvements	0.00
461-2008 Bathrooms Improvements	0.00
501-2008 Bathroom Improvements	0.00
2008 Kitchen Improvements	0.00
461-2008 Kitchen Improvements	0.00
501-2008 Kitchen Improvements	0.00
2008 Floor Improvements	0.00
461-2008 Floor Improvements	0.00
501-2008 Floor Improvements	0.00
2008 Window Improvements	0.00
2008 Building Improvements	0.00
2008 Roof Improvements	0.00
2008 Other Improvements	0.00
461-2008 Other Improvements	0.00
501-2008 Other Improvements	0.00
2009 Bathroom Improvements	0.00
2009 Kitchen Improvements	0.00
2009 Floor Improvements	0.00
2009 Window Improvements	0.00
2009 Building Improvements	0.00
2009 Roof Improvements	0.00
2009 Other Improvements	0.00
461-2009 Other Improvements	0.00
501-2009 Other Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2010 Other Improvements	0.00
2011 Other Improvements	0.00
2012 Other Improvements	0.00
2013 Other Improvements	0.00
2013-Roof Improvement	0.00
2014 Other Improvements	0.00
2014 T/O Misc. Expense	0.00
2014 T/O Materials	0.00
2014 T/O Outside Vendor	0.00
2014 - Roof	0.00
2015 Other Improvements	0.00
T/O Misc. Exp.	0.00
2015 T/O Materiales	0.00
T/O Outside Vendor	0.00
2016 Other Improvements	0.00
2016 T/O Misc. Exp.	0.00
2016 T/O Materials	0.00
2016 T/O outside vendors	0.00
2016 Hills Assessments	0.00
2017 Other Improvements	0.00
2017 T/O Misc. Exp.	0.00
2017 T/O Materials	0.00
2017 T/O Outside Vendor	0.00
2017 Hills Assessments	0.00
2018 Other Improvements	0.00
2018 T/O Misc. Exp.	0.00
2018 T/O Materials	0.00
2018 T/O Outside Vendor	0.00
2018 Hills Assessments	0.00
2019 Other Improvements	0.00
2019 T/O Misc. Exp.	0.00
2019 T/O Materials	0.00
2019 T/O Outside Vendor	0.00
2019 Hills Assessments	0.00
2020 Other Improvements	0.00
2020 T/O Misc. Exp.	0.00
2020 T/O Materials	1,608.41
2020 T/O Outside Vendor	12,015.00
2020 Hills Assessments	0.00
TOTAL CAPITAL IMPROVEMENTS	13,623.41
Accum Deprec - Capital Improvements	1,067.16
NET CAPITALIZED IMPROVEMENTS	12,556.25
OTHER ASSETS	
Security Deposits	0.00
Investment - LLC 21	0.00
Investment - LLC 24	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Investment - LLC 27	0.00
Investment - LLC 28	0.00
Investment - LLC 29	0.00
Investment - LLC 25	0.00
Investment - LLC 26	0.00
Investment - LLC 31	0.00
Investment - LLC 34	0.00
Investment - LLC 35	0.00
Investment - LLC 36	0.00
Investment LLC 37	0.00
Investment LLC 38	0.00
Investment - LLC 39	0.00
Investment - LLC 40	0.00
Investment - LLC 41	0.00
Investment - LLC 42	0.00
Investment - LLC 43	0.00
	0.00
investment - LLC 45	0.00
<i>Investment in 48</i>	<i>0.00</i>
BofA Teller Rental	0.00
Investment - 16914	0.00
Investment - Rafael Gardens	0.00
Investment - 1129 3rd Street	0.00
LP Units	0.00
Investment - US Performing Arts	0.00
Investment - Marin CoWork	0.00
Limited Liability Companies	0.00
LONG TERM RECEIVABLES	
PISF I	0.00
Duffy Due to/from	0.00
PISF III	0.00
PISF IV	0.00
PISF VI	0.00
PISF VII	0.00
PISF IX	0.00
PISF XI	0.00
PISF XII	0.00
PISF XIII	0.00
PISF XIV	0.00
PISF XV	0.00
PISF XVI	0.00
PISF XVII	0.00
PISF XVIII	0.00
461 Due To/From	0.00
501 Due/To From	0.00
Hammondale Due To/From	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
21 Due/to From	0.00
In process Lease litigation	0.00
LLC 20	0.00
LLC 21	0.00
LLC 22	0.00
LLC 23	0.00
LLC 24	0.00
LLC 25	0.00
LLC 26	0.00
LLC 27	0.00
LLC 28	0.00
LLC 29	0.00
LLC 30	0.00
LLC 30	0.00
LLC 31	0.00
LLC 32	0.00
LLC 33	0.00
LLC 34	0.00
LLC 35	0.00
LLC 36	0.00
LLC 37	0.00
LLC 38	0.00
LLC 39	0.00
LLC 40	0.00
LLC 41	0.00
LLC 42	0.00
LLC 43	0.00
LLC 44	0.00
LLC 45	0.00
LLC 46	0.00
LLC 47	0.00
LLC 48	0.00
Due to/from LLC 49	0.00
PI LLC 50	0.00
PI 51 LLC	0.00
Due to/from Gate 5	0.00
PV 1 Due to/from	0.00
885 Due to/from	0.00
107 Due to/from	0.00
481 Due to/from	0.00
515 Due to/from	0.00
300 Due to/From PISF	0.00
Paul Drive Due to/from	0.00
353 BMK due to/from	0.00
49 Ignacio due to/from	0.00
Due To/From GP	1,015,681.41
Due To/From 16914	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Due To/From PISF, Inc.	0.00
Due To/From PIM	0.00
Note Receivable	0.00
7200 Redwood Due to/From	0.00
355 Due to / from	0.00
Due to/from 350 Ignacio Assoc.	0.00
1222 Due to/from	0.00
419 Prospect due to/from	0.00
TOTAL LONG TERM RECEIVABLES	1,015,681.41
TOTAL ASSETS	22,043,233.39
LIABILITIES & EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	7,416.19
Deferred Revenue	0.00
Unearned Rent	849.75
FTB Taxes Payable	0.00
PPP Loan	0.00
Property Tax Payable	0.00
Insurance Payable	0.00
Accrued Expenses	0.00
TOTAL CURRENT LIABILITIES	8,265.94
LONG TERM LIABILITIES	
Notes Payable	0.00
Notes Payable LLC 48	0.00
Deed of Trust Payable	0.00
Accrued Interest	0.00
Security Deposits Liability	13,692.00
Security Deposit Clearing	319.50
Pet Deposit Payable	5,750.00
Unearned Income	0.00
Mortgage Payable	12,300,000.00
1st Mortgage 461	0.00
2nd Mortgage 461	0.00
1st Mortgage 501	0.00
1st Deed 350, Suite 201	0.00
2nd Deed 350, Suite 201	0.00
1st Deed 350, Suite 200	0.00
First Mortgage 350 Suite 203	0.00
1st Deed 350 Suites 101, 103	0.00
Other Liabilities	0.00
Accum K-1 Losses	0.00
1st Mortgage Gate 5	0.00
2nd Deed Gate 5	0.00
1st Mortgage Duffy Place	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2nd Deed Duffy Place	0.00
1st Mortgage 49 Ignacio	0.00
2nd Deed 49 Ignacio	0.00
TOTAL LONG TERM LIABILITIES	12,319,761.50
TOTAL LIABILITIES	12,328,027.44
EQUITY	
Common Stock	0.00
Capital Contributions	7,432,824.41
Capital Receivable	0.00
Less: Repurchased Units	0.00
TIC Ownership	2,567,175.59
L.P. Distributions	0.00
G.P. Distributions	0.00
Premium on Repurch Units	0.00
Previous Period Adjmts	0.00
Member Distribution	-94,938.56
Dist. 38 to 20	0.00
Dist. 38 to 21	0.00
Dist. 37 to 22	0.00
Inter Co. PFI - PV1	0.00
Inter Co PFI - Gate 5	0.00
Inter Co PFI - Duffy	0.00
Inter Co PFI - Hamm	0.00
Inter Co PFI - 107	0.00
Inter Co PFI - 461	0.00
Inter Co PFI - 501	0.00
Inter Co PFI - 49	0.00
Inter Co PFI - 885	0.00
Inter Co. PFI - 515	0.00
Inter-Co PFI - 355	0.00
InterCo PFI - 7200	0.00
InterCo PFI-117	0.00
InterCo PFI - 7 Merry	0.00
InterCo PFI - 16914	0.00
InterCo PFI - Paul	0.00
InterCo PFI - 353	0.00
InterCo PFI - 1506	0.00
InterCo PFI - 1222	0.00
InterCo PFI - 419	0.00
Inter Co PFI - 19 Merrydale	0.00
Inter Co PFI - 1129	0.00
Inter Co PFI - 1315	0.00
Inter-Co. PFI - 1732	0.00
Inter-Co PFI-390	0.00
Inter Co PFI-santaland	0.00
Retained Earnings	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Retained Earnings - Owned Properties	0.00
K1-Losses	0.00
Net Income (Loss) Current	-189,855.49
Appliance Depreciation	0.00
TOTAL EQUITY	9,715,205.95
TOTAL LIABILITIES & EQUITY	22,043,233.39
Total of All	0.00

Exhibit A-2: Statement of Income (*Loss*) for Professional Investors 48, LLC for period ending 9/2/2020

[Provide a statement of income (*loss*) for the following periods:

(i) For the initial report:

- a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and
- b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	0.00	0.00	0.00	0.00
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	0.00	0.00	0.00	0.00
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	0.00	0.00	0.00	0.00
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	0.00	0.00	0.00	0.00
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	0.00	0.00	0.00	0.00
Bad Debt Expense	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	0.00	0.00	0.00	0.00
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	0.00	0.00	0.00	0.00
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	0.00	0.00	0.00	0.00
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
UTILITIES EXPENSE				
Gas & Electricity	0.00	0.00	0.00	0.00
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	0.00	0.00	0.00	0.00
Garbage & Trash Removal	0.00	0.00	0.00	0.00
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	0.00	0.00	0.00	0.00
Pagers/2 Ways	0.00	0.00	0.00	0.00
REPAIRS & MAINTENANCE				
R&M Unit	0.00	0.00	0.00	0.00
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	0.00	0.00	0.00	0.00
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	0.00	0.00	0.00	0.00
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	0.00	0.00	0.00	0.00
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	0.00	0.00	0.00	0.00
R&M - Electrical Supplies	0.00	0.00	0.00	0.00
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	0.00	0.00	0.00	0.00
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	0.00	0.00	0.00	0.00
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
CONTRACT MAINTENANCE				
Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	0.00	0.00	0.00	0.00
Contract R&M	0.00	0.00	0.00	0.00
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	0.00	0.00	0.00	0.00
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	0.00	0.00	0.00	0.00
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TAXES				
Real Estate Taxes	0.00	0.00	0.00	0.00
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
INSURANCE EXPENSE				
Package Insurance	0.00	0.00	0.00	0.00
Earthquake Insurance	0.00	0.00	0.00	0.00
Umbrella Insurance	0.00	0.00	0.00	0.00
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	0.00	0.00	0.00	0.00
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
DEBT SERVICE EXPENSE				
Mortgage Interest	0.00	0.00	0.00	0.00
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
DEPREC. & AMORT. EXPENSES				
Building Depreciation	0.00	0.00	0.00	0.00
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	0.00	0.00	0.00	0.00
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	0.00	0.00	0.00	0.00
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	0.00	0.00	0.00	0.00
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	0.00	0.00	0.00	0.00
Taxes - Other	0.00	0.00	0.00	0.00
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	631,571.90	96.37	631,571.90	96.37
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	1,425.00	0.22	1,425.00	0.22
Pet Rent	3,527.50	0.54	3,527.50	0.54
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	0.00	0.00	0.00	0.00
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	18,819.84	2.87	18,819.84	2.87
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	25.49	0.00	25.49	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	655,369.73	100.00	655,369.73	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	85,069.47	12.98	85,069.47	12.98
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	1,004.03	0.15	1,004.03	0.15
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	0.00	0.00	0.00	0.00
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	912.59	0.14	912.59	0.14

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	-150.00	-0.02	-150.00	-0.02
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	86,836.09	13.25	86,836.09	13.25
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	0.00	0.00	0.00	0.00
Legal	427.00	0.07	427.00	0.07
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	-121.67	-0.02	-121.67	-0.02
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	15.83	0.00	15.83	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	12.00	0.00	12.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	1,515.67	0.23	1,515.67	0.23
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	1,848.83	0.28	1,848.83	0.28
MANAGEMENT EXPENSES				
Manager - Apartment Unit	2,750.00	0.42	2,750.00	0.42
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	26,117.67	3.99	26,117.67	3.99
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	37,804.68	5.77	37,804.68	5.77
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	66,672.35	10.17	66,672.35	10.17
UTILITIES EXPENSE				
Gas & Electricity	2,841.03	0.43	2,841.03	0.43
Utilities Credits or rebates	-367.12	-0.06	-367.12	-0.06
Sewer	0.00	0.00	0.00	0.00
Water	11,519.78	1.76	11,519.78	1.76
Garbage & Trash Removal	10,753.32	1.64	10,753.32	1.64
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	1,498.50	0.23	1,498.50	0.23
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	26,245.51	4.00	26,245.51	4.00
REPAIRS & MAINTENANCE				
R&M Unit	2,804.36	0.43	2,804.36	0.43
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	2,324.16	0.35	2,324.16	0.35
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	125.00	0.02	125.00	0.02
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	0.00	0.00	0.00	0.00
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	0.00	0.00	0.00	0.00
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	0.00	0.00	0.00	0.00
R&M - Electrical Supplies	0.00	0.00	0.00	0.00
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	0.00	0.00	0.00	0.00
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	38.10	0.01	38.10	0.01
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	19.43	0.00	19.43	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	5,311.05	0.81	5,311.05	0.81

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	0.00	0.00	0.00	0.00
Contract R&M	0.00	0.00	0.00	0.00
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	50.00	0.01	50.00	0.01
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	757.00	0.12	757.00	0.12
Contract - Landscaping	16,037.50	2.45	16,037.50	2.45
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	1,745.00	0.27	1,745.00	0.27
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	18,589.50	2.84	18,589.50	2.84
TAXES				
Real Estate Taxes	97,116.99	14.82	97,116.99	14.82
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	97,116.99	14.82	97,116.99	14.82
INSURANCE EXPENSE				
Package Insurance	6,770.00	1.03	6,770.00	1.03
Earthquake Insurance	0.00	0.00	0.00	0.00
Umbrella Insurance	1,104.48	0.17	1,104.48	0.17
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	7,874.48	1.20	7,874.48	1.20
TOTAL OPERATING EXPENSES	310,494.80	47.38	310,494.80	47.38
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	-25.00	0.00	-25.00	0.00
Late Charges	-100.00	-0.02	-100.00	-0.02
Damages & Cleaning Fees	136.00	0.02	136.00	0.02
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	-247.02	-0.04	-247.02	-0.04
TOTAL OTHER INCOME	-236.02	-0.04	-236.02	-0.04
NET OPERATING INCOME	345,110.95	52.66	345,110.95	52.66
DEBT SERVICE EXPENSE				
Mortgage Interest	201,207.50	30.70	201,207.50	30.70
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	201,207.50	30.70	201,207.50	30.70
NET INC.BEFORE DEP.& TAX	143,903.45	21.96	143,903.45	21.96
DEPREC. & AMORT. EXPENSES				
Building Depreciation	293,527.26	44.79	293,527.26	44.79
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	31,999.98	4.88	31,999.98	4.88
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	1,067.16	0.16	1,067.16	0.16
Closing Cost Amortization	1,724.28	0.26	1,724.28	0.26
Loan Fee Amortization	5,440.26	0.83	5,440.26	0.83

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	333,758.94	50.93	333,758.94	50.93
NET INC.(LOSS) BEF.TAXES	-189,855.49	-28.97	-189,855.49	-28.97
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	0.00	0.00	0.00	0.00
Taxes - Other	0.00	0.00	0.00	0.00
NET INCOME (LOSS)BK	-189,855.49	-28.97	-189,855.49	-28.97
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Exhibit A-3: Statement of Cash Flows for **Professional Investors 48, LLC** for period ending **9/2/2020**

[Provide a statement of changes in cash position for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	0.00	0.00	0.00	0.00
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	0.00	0.00	0.00	0.00
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	0.00	0.00	0.00	0.00
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	0.00	0.00	0.00	0.00
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	0.00	0.00	0.00	0.00
Bad Debt Expense	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	0.00	0.00	0.00	0.00
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	0.00	0.00	0.00	0.00
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	0.00	0.00	0.00	0.00
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
UTILITIES EXPENSE				
Gas & Electricity	0.00	0.00	0.00	0.00
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	0.00	0.00	0.00	0.00
Garbage & Trash Removal	0.00	0.00	0.00	0.00
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	0.00	0.00	0.00	0.00
Pagers/2 Ways	0.00	0.00	0.00	0.00
REPAIRS & MAINTENANCE				
R&M Unit	0.00	0.00	0.00	0.00
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	0.00	0.00	0.00	0.00
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	0.00	0.00	0.00	0.00
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	0.00	0.00	0.00	0.00
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	0.00	0.00	0.00	0.00
R&M - Electrical Supplies	0.00	0.00	0.00	0.00
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	0.00	0.00	0.00	0.00
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	0.00	0.00	0.00	0.00
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
CONTRACT MAINTENANCE				
Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	0.00	0.00	0.00	0.00
Contract R&M	0.00	0.00	0.00	0.00
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	0.00	0.00	0.00	0.00
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	0.00	0.00	0.00	0.00
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TAXES				
Real Estate Taxes	0.00	0.00	0.00	0.00
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
INSURANCE EXPENSE				
Package Insurance	0.00	0.00	0.00	0.00
Earthquake Insurance	0.00	0.00	0.00	0.00
Umbrella Insurance	0.00	0.00	0.00	0.00
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	0.00	0.00	0.00	0.00
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
DEBT SERVICE EXPENSE				
Mortgage Interest	0.00	0.00	0.00	0.00
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
DEPREC. & AMORT. EXPENSES				
Building Depreciation	0.00	0.00	0.00	0.00
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	0.00	0.00	0.00	0.00
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	0.00	0.00	0.00	0.00
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	0.00	0.00	0.00	0.00
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	0.00	0.00	0.00	0.00
Taxes - Other	0.00	0.00	0.00	0.00
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Adjustments				
Outside Management Income	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
Period to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	0.00	9,000.00	9,000.00	
1015 -Reserve Account	0.00	2,896,643.00	2,896,643.00	
Total Cash	0.00	2,905,643.00	2,905,643.00	
Year to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	0.00	9,000.00	9,000.00	
1015 -Reserve Account	0.00	2,896,643.00	2,896,643.00	
Total Cash	0.00	2,905,643.00	2,905,643.00	

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	631,571.90	96.37	631,571.90	96.37
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	1,425.00	0.22	1,425.00	0.22
Pet Rent	3,527.50	0.54	3,527.50	0.54
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	0.00	0.00	0.00	0.00
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	18,819.84	2.87	18,819.84	2.87
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	25.49	0.00	25.49	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	655,369.73	100.00	655,369.73	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	85,069.47	12.98	85,069.47	12.98
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	1,004.03	0.15	1,004.03	0.15
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	0.00	0.00	0.00	0.00
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	912.59	0.14	912.59	0.14

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	-150.00	-0.02	-150.00	-0.02
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	86,836.09	13.25	86,836.09	13.25
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	0.00	0.00	0.00	0.00
Legal	427.00	0.07	427.00	0.07
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	-121.67	-0.02	-121.67	-0.02
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	15.83	0.00	15.83	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	12.00	0.00	12.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	1,515.67	0.23	1,515.67	0.23
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	1,848.83	0.28	1,848.83	0.28
MANAGEMENT EXPENSES				
Manager - Apartment Unit	2,750.00	0.42	2,750.00	0.42
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	26,117.67	3.99	26,117.67	3.99
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	37,804.68	5.77	37,804.68	5.77
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	66,672.35	10.17	66,672.35	10.17
UTILITIES EXPENSE				
Gas & Electricity	2,841.03	0.43	2,841.03	0.43
Utilities Credits or rebates	-367.12	-0.06	-367.12	-0.06
Sewer	0.00	0.00	0.00	0.00
Water	11,519.78	1.76	11,519.78	1.76
Garbage & Trash Removal	10,753.32	1.64	10,753.32	1.64
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	1,498.50	0.23	1,498.50	0.23
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	26,245.51	4.00	26,245.51	4.00
REPAIRS & MAINTENANCE				
R&M Unit	2,804.36	0.43	2,804.36	0.43
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	2,324.16	0.35	2,324.16	0.35
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	125.00	0.02	125.00	0.02
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	0.00	0.00	0.00	0.00
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	0.00	0.00	0.00	0.00
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	0.00	0.00	0.00	0.00
R&M - Electrical Supplies	0.00	0.00	0.00	0.00
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	0.00	0.00	0.00	0.00
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	38.10	0.01	38.10	0.01
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	19.43	0.00	19.43	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	5,311.05	0.81	5,311.05	0.81

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	0.00	0.00	0.00	0.00
Contract R&M	0.00	0.00	0.00	0.00
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	50.00	0.01	50.00	0.01
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	757.00	0.12	757.00	0.12
Contract - Landscaping	16,037.50	2.45	16,037.50	2.45
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	1,745.00	0.27	1,745.00	0.27
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	18,589.50	2.84	18,589.50	2.84
TAXES				
Real Estate Taxes	97,116.99	14.82	97,116.99	14.82
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	97,116.99	14.82	97,116.99	14.82
INSURANCE EXPENSE				
Package Insurance	6,770.00	1.03	6,770.00	1.03
Earthquake Insurance	0.00	0.00	0.00	0.00
Umbrella Insurance	1,104.48	0.17	1,104.48	0.17
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	7,874.48	1.20	7,874.48	1.20
TOTAL OPERATING EXPENSES	310,494.80	47.38	310,494.80	47.38
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	-25.00	0.00	-25.00	0.00
Late Charges	-100.00	-0.02	-100.00	-0.02
Damages & Cleaning Fees	136.00	0.02	136.00	0.02
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	-247.02	-0.04	-247.02	-0.04
TOTAL OTHER INCOME	-236.02	-0.04	-236.02	-0.04
NET OPERATING INCOME	345,110.95	52.66	345,110.95	52.66
DEBT SERVICE EXPENSE				
Mortgage Interest	201,207.50	30.70	201,207.50	30.70
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	201,207.50	30.70	201,207.50	30.70
NET INC.BEFORE DEP.& TAX	143,903.45	21.96	143,903.45	21.96
DEPREC. & AMORT. EXPENSES				
Building Depreciation	293,527.26	44.79	293,527.26	44.79
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	31,999.98	4.88	31,999.98	4.88
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	1,067.16	0.16	1,067.16	0.16
Closing Cost Amortization	1,724.28	0.26	1,724.28	0.26
Loan Fee Amortization	5,440.26	0.83	5,440.26	0.83

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	333,758.94	50.93	333,758.94	50.93
NET INC.(LOSS) BEF.TAXES	-189,855.49	-28.97	-189,855.49	-28.97
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	0.00	0.00	0.00	0.00
Taxes - Other	0.00	0.00	0.00	0.00
NET INCOME (LOSS)BK	-189,855.49	-28.97	-189,855.49	-28.97
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00
Adjustments				
Outside Management Income	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0.00
Period to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	9,000.00	103,244.07	94,244.07	
1015 -Reserve Account	2,896,643.00	23,091.10	-2,873,551.90	
Escrow Account	0.00	500,260.51	500,260.51	
Total Cash	2,905,643.00	626,595.68	-2,279,047.32	
Year to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	9,000.00	103,244.07	94,244.07	
1015 -Reserve Account	2,896,643.00	23,091.10	-2,873,551.90	
Escrow Account	0.00	500,260.51	500,260.51	
Total Cash	2,905,643.00	626,595.68	-2,279,047.32	

Exhibit A-4: Statement of Changes in Shareholders'/Partners' Equity (*Deficit*) for Professional Investors 48, LLC
for period ending **9/2/2020**

[Provide a statement of changes in shareholders'/partners equity (*deficit*) for the following periods:

(i) For the initial report:

a.the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b.the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The Debtor's professionals are in the process of conducting a forensic review of the Debtor's and controlled entities' records necessary to determine changes in the shareholders'/partners' equity ownership for the controlled entities. The Debtor will submit an updated report to the Court once this information is available.

Exhibit B: Description of Operations for Professional Investors 48, LLC

[Describe the nature and extent of the Debtor's interest in the Controlled Non-Debtor Entity.

Describe the business conducted and intended to be conducted by the Controlled Non-Debtor Entity, focusing on the entity's dominant business segments.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

The Controlled Non-Debtor Entity owns a residential property which is operated by PFI. The units are leased as residences to tenants.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit C: Description of Intercompany Claims

[List and describe the Controlled Non-Debtor Entity's claims against any other Controlled Non-Debtor Entity, together with the basis for such claims and whether each claim is contingent, unliquidated or disputed.]

Describe the source of this information.]

The source of this information is derived for the companies' Accounting System.

Professional Investors 48, LLC appears to be owed approximately \$1,015,681.41 by Professional Financial Investors, Inc. in intercompany receivables.

Exhibit D: Allocation of Tax Liabilities and Assets

[Describe how income, losses, tax payments, tax refunds, or other tax attributes relating to federal, state, or local taxes have been allocated between or among the Controlled Non-Debtor Entity and one or more other Controlled Non-Debtor Entities.

Include a copy of each tax sharing or tax allocation agreement to which the entity is a party with any other Controlled Non-Debtor Entity.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System and conversations with the remaining employees of the company.

Tax liabilities are not allocated among or between any other Controlled Non-Debtor Entity.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit E: Description of Controlled Non-Debtor Entity's payments of Administrative Expenses, or Professional Fees otherwise payable by a Debtor

[Describe any payment made, or obligations incurred (or claims purchased), by the Controlled Non-Debtor Entity in connection with any claims, administrative expenses, or professional fees that have been or could be asserted against any Debtor.


Describe the source of this information.]

Based on a review of the Non-Debtor Entity's Accounting System records and conversations with current employees, the Debtor is not aware of any payments made or obligations incurred by the Controlled Non-Debtor Entity that would otherwise be payable by Debtor.



Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

 Exhibit A: Financial Statements for Professional Investors 49, LLC

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit A-1: Balance Sheet for Professional Investors 49, LLC as of 9/2/2020

[Provide a balance sheet dated as of the end of the most recent 3-month period of the current fiscal year and as of the end of the preceding fiscal year.]

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.



Balance Sheet

Period = Dec 2019

Book = Accrual

Current Balance**ASSETS****CURRENT ASSETS****CASH**

1010 - Checking	5,000.00
461 Bank Acct	0.00
501 Bank Acct	0.00
1015 -Reserve Account	495,000.00
1020 OLD Clearing	0.00
PFI First Community Clearing	0.00
PISF Inc. Transfer	0.00
PFI Cash - Transfer	0.00
Money Market	0.00
Escrow Account	0.00
Fremont Checking Account	0.00
Interest Cash	0.00
Petty Cash	0.00
Cash Hammondale	0.00
Cash 461	0.00
Cash 501	0.00
TOTAL CASH	500,000.00

RECEIVABLES

Property Receivables	0.00
Loan Receivables	0.00
Other Receivables	0.00
Officer - Due to/from	0.00

ACCOUNTS RECEIVABLES

A/R Rent Due	0.00
A/R Other - Melissa B	0.00
A/R Other - People home equity	0.00
A/R Collections	0.00
A/R Security Deposits	0.00

RESERVES & PREPAIDS

Reserve - Insurance	0.00
Reserve - Improvements	0.00
Prepaid Maint. Contract	0.00
Prepaid - Leasing Comm.	0.00
Prepaid - Leasing Comm.	0.00
Prepaid Mortgage Interest	0.00
Prepaid Taxes	0.00

TOTAL CURRENT ASSETS**500,000.00****FIXED ASSETS**

Land - Hammondale	0.00
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Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Land	0.00
Land - 501	0.00
Land - PI 20 LLC	0.00
Land - 200 Gate 5	0.00
Land - Duffy	0.00
Land - 49 Ignacio	0.00
Land - 350 Ignacio Suite 200	0.00
Land - PI 21 LLC	0.00
Land 30 Clay Court	0.00
Land - 690 DeLong	0.00
Building	0.00
Fixtures & Appliances	0.00
Improvements	0.00
Additional basis	0.00
Accum Depreciation	0.00
Building - 501	0.00
Accum Depreciation Building - 501	0.00
Building - PI 20	0.00
A/D Building PI 20	0.00
Building - 200 Gate 5	0.00
Open	0.00
Accum Depreciation Gate 5	0.00
Buidling Duffy Place	0.00
Accum Depreciation Duffy Place	0.00
Building 49 Ignacio	0.00
Accum Depreciation 49 Ignacio	0.00
Building - Hammondale	0.00
Accum Depr Hammondale	0.00
350 Ignacio #200	0.00
A/D 350 Ignacio #200	0.00
350 Ignacio #101	0.00
A/D 350 Ignacio #101	0.00
Building - 30 Clay Ct.	0.00
A/D 30 Clay Ct.	0.00
Building 690 DeLong	0.00
A/D Building 690 DeLong	0.00
350 Ignacio #103	0.00
A/D 350 Ignacio #103	0.00
350 Ignacio #201	0.00
350 Ignacio # 203	0.00
A/D 350 Ignacio #203	0.00
350 Ignacio #100	0.00
A/D Ignacio #100	0.00
350 Ignacio #300	0.00
A/D 350 Ignacio #300	0.00
Furniture and Fixtures	0.00
A/D Furn. & Fixt.	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Furniture & Fixt Hamm	0.00
Furniture & Fixt Gate	0.00
A/D Furn./Fixt. Hamm	0.00
A/D Furn./Fixt. Gate	0.00
Computers	0.00
A/D Computers	0.00
A/V Equipment	0.00
Vehicles	0.00
A/D Vehicles	0.00
Tenant Imp. 350 Ignacio	0.00
A/D Tenant Imp.	0.00
Acum. Gain (Loss) Gate	0.00
Accum. Gain (Loss) Hamm	0.00
Accum. Gain (Loss) 501	0.00
Accum Gain Loss - 461	0.00
Accum Depreciation Fixed Assets	0.00
ACQUISITION ASSETS	
Closing Costs	0.00
A/A Closing Costs	0.00
Syndication Costs	0.00
Loan Fees	0.00
Accum Amort Loan Fees	0.00
Personal Property	0.00
Accum Depreciation Personal Property	0.00
Organization Costs	0.00
Accum Amort Organization Costs	0.00
CAPITALIZED IMPROVEMENTS	
Improvements Prior 2000	0.00
2001 Bathroom Improvements	0.00
2001 Kitchen Improvements	0.00
2001 Floor Improvements	0.00
2001 Window Improvements	0.00
2001 Building Improvements	0.00
2001 Roof Improvements	0.00
2001 Other Improvements	0.00
2002 Bathroom Improvements	0.00
2002 Kitchen Improvements	0.00
2002 Floor Improvements	0.00
2002 Window Improvements	0.00
2002 Building Improvements	0.00
2002 Roof Improvements	0.00
2002 Other Improvements	0.00
2002 Improvement Salaries	0.00
2003 Bathroom Improvements	0.00
2003 Kitchen Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2003 Floor Improvements	0.00
2003 Window Improvements	0.00
461-2003 Windows Improvements	0.00
501-2003 Window Improvement	0.00
2003 Building Improvements	0.00
461-2003 Building Improvements	0.00
501-2003 Building Improvements	0.00
2003 Roof Improvements	0.00
2003 Other Improvements	0.00
461-2003 Other Improvements	0.00
501-2003 Other Improvements	0.00
2004 Bathroom Improvements	0.00
2004 Kitchen Improvements	0.00
2004 Floor Improvements	0.00
461-2004 Floor Improvements	0.00
501-2004 Floor Improvements	0.00
2004 Window Improvements	0.00
461-2004 Window Improvements	0.00
501-2004 Window Improvements	0.00
2004 Building Improvements	0.00
2004 Roof Improvements	0.00
2004 Other Improvements	0.00
461-2004 Other Improvements	0.00
501-2004 Other Improvements	0.00
2005 Bathroom Improvements	0.00
2005 Kitchen Improvements	0.00
461-2005 Kitchen Improvements	0.00
501-2005 Kitchen Improvements	0.00
2005 Floor Improvements	0.00
461-2005 Floor Improvements	0.00
501-2005 Floor Improvements	0.00
2005 Window Improvements	0.00
2005 Building Improvements	0.00
2005 Roof Improvements	0.00
2005 Other Improvements	0.00
461-2005 Other Improvements	0.00
501-2005 Other Improvements	0.00
2005 Improvement Salaries	0.00
2006 Bathroom Improvements	0.00
2006 Kitchen Improvements	0.00
461-2006 Kitchen Improvements	0.00
501-2006 Kitchen Improvements	0.00
2006 Floor Improvements	0.00
461-2006 Floor Improvements	0.00
501-2006 Floor Improvements	0.00
2006 Window Improvements	0.00
2006 Building Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
461-2006 Building Improvements	0.00
501-2006 Building Improvements	0.00
2006 Roof Improvements	0.00
2006 Other Improvements	0.00
2007 Bathroom Improvements	0.00
461-2007 Bathroom Improvements	0.00
501-2007 Bathroom Improvements	0.00
2007 Kitchen Improvements	0.00
2007 Floor Improvements	0.00
461-2007 Floor Improvements	0.00
501-2007 Floor Improvements	0.00
2007 Window Improvements	0.00
2007 Building Improvements	0.00
461-2007 Building Improvements	0.00
501-2007 Building Improvements	0.00
2007 Roof Improvements	0.00
2007 Other Improvements	0.00
461-2007 Other Improvements	0.00
501-2007 Other Improvements	0.00
2008 Bathroom Improvements	0.00
461-2008 Bathrooms Improvements	0.00
501-2008 Bathroom Improvements	0.00
2008 Kitchen Improvements	0.00
461-2008 Kitchen Improvements	0.00
501-2008 Kitchen Improvements	0.00
2008 Floor Improvements	0.00
461-2008 Floor Improvements	0.00
501-2008 Floor Improvements	0.00
2008 Window Improvements	0.00
2008 Building Improvements	0.00
2008 Roof Improvements	0.00
2008 Other Improvements	0.00
461-2008 Other Improvements	0.00
501-2008 Other Improvements	0.00
2009 Bathroom Improvements	0.00
2009 Kitchen Improvements	0.00
2009 Floor Improvements	0.00
2009 Window Improvements	0.00
2009 Building Improvements	0.00
2009 Roof Improvements	0.00
2009 Other Improvements	0.00
461-2009 Other Improvements	0.00
501-2009 Other Improvements	0.00
2010 Other Improvements	0.00
2011 Other Improvements	0.00
2012 Other Improvements	0.00
2013 Other Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2013-Roof Improvement	0.00
2014 Other Improvements	0.00
2014 T/O Misc. Expense	0.00
2014 T/O Materials	0.00
2014 T/O Outside Vendor	0.00
2014 - Roof	0.00
2015 Other Improvements	0.00
T/O Misc. Exp.	0.00
2015 T/O Materiales	0.00
T/O Outside Vendor	0.00
2016 Other Improvements	0.00
2016 T/O Misc. Exp.	0.00
2016 T/O Materials	0.00
2016 T/O outside vendors	0.00
2016 Hills Assessments	0.00
2017 Other Improvements	0.00
2017 T/O Misc. Exp.	0.00
2017 T/O Materials	0.00
2017 T/O Outside Vendor	0.00
2017 Hills Assessments	0.00
2018 Other Improvements	0.00
2018 T/O Misc. Exp.	0.00
2018 T/O Materials	0.00
2018 T/O Outside Vendor	0.00
2018 Hills Assessments	0.00
2019 Other Improvements	0.00
2019 T/O Misc. Exp.	0.00
2019 T/O Materials	0.00
2019 T/O Outside Vendor	0.00
2019 Hills Assessments	0.00
2020 Other Improvements	0.00
2020 T/O Misc. Exp.	0.00
2020 T/O Materials	0.00
2020 T/O Outside Vendor	0.00
2020 Hills Assessments	0.00
Accum Deprec - Capital Improvements	0.00
OTHER ASSETS	
Security Deposits	0.00
Investment - LLC 21	0.00
Investment - LLC 24	0.00
Investment - LLC 27	0.00
Investment - LLC 28	0.00
Investment - LLC 29	0.00
Investment - LLC 25	0.00
Investment - LLC 26	0.00
Investment - LLC 31	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Investment - LLC 34	0.00
Investment - LLC 35	0.00
Investment - LLC 36	0.00
Investment LLC 37	0.00
Investment LLC 38	0.00
Investment - LLC 39	0.00
Investment - LLC 40	0.00
Investment - LLC 41	0.00
Investment - LLC 42	0.00
Investment - LLC 43	0.00
	0.00
investment - LLC 45	0.00
<i>Investment in 48</i>	<i>0.00</i>
BofA Teller Rental	0.00
Investment - 16914	0.00
Investment - Rafael Gardens	0.00
Investment - 1129 3rd Street	0.00
LP Units	0.00
Investment - US Performing Arts	0.00
Investment - Marin CoWork	0.00
Limited Liability Companies	0.00
 LONG TERM RECEIVABLES	
PISF I	0.00
Duffy Due to/from	0.00
PISF III	0.00
PISF IV	0.00
PISF VI	0.00
PISF VII	0.00
PISF IX	0.00
PISF XI	0.00
PISF XII	0.00
PISF XIII	0.00
PISF XIV	0.00
PISF XV	0.00
PISF XVI	0.00
PISF XVII	0.00
PISF XVIII	0.00
461 Due To/From	0.00
501 Due/To From	0.00
Hammondale Due To/From	0.00
21 Due/to From	0.00
In process Lease litigation	0.00
LLC 20	0.00
LLC 21	0.00
LLC 22	0.00
LLC 23	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
LLC 24	0.00
LLC 25	0.00
LLC 26	0.00
LLC 27	0.00
LLC 28	0.00
LLC 29	0.00
LLC 30	0.00
LLC 30	0.00
LLC 31	0.00
LLC 32	0.00
LLC 33	0.00
LLC 34	0.00
LLC 35	0.00
LLC 36	0.00
LLC 37	0.00
LLC 38	0.00
LLC 39	0.00
LLC 40	0.00
LLC 41	0.00
LLC 42	0.00
LLC 43	0.00
LLC 44	0.00
LLC 45	0.00
LLC 46	0.00
LLC 47	0.00
LLC 48	0.00
Due to/from LLC 49	0.00
PI LLC 50	0.00
PI 51 LLC	0.00
Due to/from Gate 5	0.00
PV 1 Due to/from	0.00
885 Due to/from	0.00
107 Due to/from	0.00
481 Due to/from	0.00
515 Due to/from	0.00
300 Due to/From PISF	0.00
Paul Drive Due to/from	0.00
353 BMK due to/from	0.00
49 Ignacio due to/from	0.00
Due To/From GP	0.00
Due To/From 16914	0.00
Due To/From PISF, Inc.	0.00
Due To/From PIM	0.00
Note Receivable	0.00
7200 Redwood Due to/From	0.00
355 Due to / from	0.00
Due to/from 350 Ignacio Assoc.	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
1222 Due to/from	0.00
419 Prospect due to/from	0.00
TOTAL ASSETS	500,000.00
LIABILITIES & EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	0.00
Deferred Revenue	0.00
Unearned Rent	0.00
FTB Taxes Payable	0.00
PPP Loan	0.00
Property Tax Payable	0.00
Insurance Payable	0.00
Accrued Expenses	0.00
LONG TERM LIABILITIES	
Notes Payable	0.00
Notes Payable LLC 48	0.00
Deed of Trust Payable	0.00
Accrued Interest	0.00
Security Deposits Liability	0.00
Security Deposit Clearing	0.00
Pet Deposit Payable	0.00
Unearned Income	0.00
Mortgage Payable	0.00
1st Mortgage 461	0.00
2nd Mortgage 461	0.00
1st Mortgage 501	0.00
1st Deed 350, Suite 201	0.00
2nd Deed 350, Suite 201	0.00
1st Deed 350, Suite 200	0.00
First Mortgage 350 Suite 203	0.00
1st Deed 350 Suites 101, 103	0.00
Other Liabilities	0.00
Accum K-1 Losses	0.00
1st Mortgage Gate 5	0.00
2nd Deed Gate 5	0.00
1st Mortgage Duffy Place	0.00
2nd Deed Duffy Place	0.00
1st Mortgage 49 Ignacio	0.00
2nd Deed 49 Ignacio	0.00
EQUITY	
Common Stock	0.00
Capital Contributions	500,000.00
Capital Receivable	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Less: Repurchased Units	0.00
TIC Ownership	0.00
L.P. Distributions	0.00
G.P. Distributions	0.00
Premium on Repurch Units	0.00
Previous Period Adjmts	0.00
Member Distribution	0.00
Dist. 38 to 20	0.00
Dist. 38 to 21	0.00
Dist. 37 to 22	0.00
Inter Co. PFI - PV1	0.00
Inter Co PFI - Gate 5	0.00
Inter Co PFI - Duffy	0.00
Inter Co PFI - Hamm	0.00
Inter Co PFI - 107	0.00
Inter Co PFI - 461	0.00
Inter Co PFI - 501	0.00
Inter Co PFI - 49	0.00
Inter Co PFI - 885	0.00
Inter Co. PFI - 515	0.00
Inter-Co PFI - 355	0.00
InterCo PFI - 7200	0.00
InterCo PFI-117	0.00
InterCo PFI - 7 Merry	0.00
InterCo PFI - 16914	0.00
InterCo PFI - Paul	0.00
InterCo PFI - 353	0.00
InterCo PFI - 1506	0.00
InterCo PFI - 1222	0.00
InterCo PFI - 419	0.00
Inter Co PFI - 19 Merrydale	0.00
Inter Co PFI - 1129	0.00
Inter Co PFI - 1315	0.00
Inter-Co. PFI - 1732	0.00
Inter-Co PFI-390	0.00
Inter Co PFI-santaland	0.00
Retained Earnings	0.00
Retained Earnings - Owned Properties	0.00
K1-Losses	0.00
Net Income (Loss) Current	0.00
Appliance Depreciation	0.00
TOTAL EQUITY	500,000.00
TOTAL LIABILITIES & EQUITY	500,000.00
Total of All	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

Current Balance**ASSETS****CURRENT ASSETS****CASH**

1010 - Checking	3,523.82
461 Bank Acct	0.00
501 Bank Acct	0.00
1015 -Reserve Account	362.71
1020 OLD Clearing	0.00
PFI First Community	0.00
Clearing	0.00
PISF Inc. Transfer	0.00
PFI Cash - Transfer	0.00
Money Market	0.00
Escrow Account	0.00
Fremont Checking Account	0.00
Interest Cash	0.00
Petty Cash	0.00
Cash Hammondale	0.00
Cash 461	0.00
Cash 501	0.00
TOTAL CASH	3,886.53

RECEIVABLES

Property Receivables	0.00
Loan Receivables	0.00
Other Receivables	0.00
Officer - Due to/from	0.00

ACCOUNTS RECEIVABLES

A/R Rent Due	1,469.33
A/R Other - Melissa B	0.00
A/R Other - People home equity	0.00
A/R Collections	0.00
A/R Security Deposits	0.00
TOTAL ACCOUNTS RECEIVABLES	1,469.33

RESERVES & PREPAIDS

Reserve - Insurance	3,968.24
Reserve - Improvements	0.00
Prepaid Maint. Contract	0.00
Prepaid - Leasing Comm.	0.00
Prepaid - Leasing Comm.	0.00
Prepaid Mortgage Interest	0.00
Prepaid Taxes	-5,150.58
TOTAL RESERVES & PREPAIDS	-1,182.34
TOTAL CURRENT ASSETS	4,173.52

Balance Sheet

Period = Jul 2020

Book = Accrual

Current Balance**FIXED ASSETS**

Land - Hammondale	0.00
Land	1,482,000.00
Land - 501	0.00
Land - PI 20 LLC	0.00
Land - 200 Gate 5	0.00
Land - Duffy	0.00
Land - 49 Ignacio	0.00
Land - 350 Ignacio Suite 200	0.00
Land - PI 21 LLC	0.00
Land 30 Clay Court	0.00
Land - 690 DeLong	0.00
Building	5,871,000.00
Fixtures & Appliances	0.00
Improvements	0.00
Additional basis	0.00
Accum Depreciation	-106,745.46
Building - 501	0.00
Accum Depreciation Building - 501	0.00
Building - PI 20	0.00
A/D Building PI 20	0.00
Building - 200 Gate 5	0.00
Open	0.00
Accum Depreciation Gate 5	0.00
Buidling Duffy Place	0.00
Accum Depreciation Duffy Place	0.00
Building 49 Ignacio	0.00
Accum Depreciation 49 Ignacio	0.00
Building - Hammondale	0.00
Accum Depr Hammondale	0.00
350 Ignacio #200	0.00
A/D 350 Ignacio #200	0.00
350 Ignacio #101	0.00
A/D 350 Ignacio #101	0.00
Building - 30 Clay Ct.	0.00
A/D 30 Clay Ct.	0.00
Building 690 DeLong	0.00
A/D Building 690 DeLong	0.00
350 Ignacio #103	0.00
A/D 350 Ingacio #103	0.00
350 Ignacio #201	0.00
350 Ignacio # 203	0.00
A/D 350 Ignacio #203	0.00
350 Ignacio #100	0.00
A/D Ignacio #100	0.00
350 Ignacio #300	0.00
A/D 350 Ignacio #300	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Furniture and Fixtures	0.00
A/D Furn. & Fixt.	0.00
Furniture & Fixt Hamm	0.00
Furniture & Fixt Gate	0.00
A/D Furn./Fixt. Hamm	0.00
A/D Furn./Fixt. Gate	0.00
Computers	0.00
A/D Computers	0.00
A/V Equipment	0.00
Vehicles	0.00
A/D Vehicles	0.00
Tenant Imp. 350 Ignacio	0.00
A/D Tenant Imp.	0.00
Acum. Gain (Loss) Gate	0.00
Accum. Gain (Loss) Hamm	0.00
Accum. Gain (Loss) 501	0.00
Accum Gain Loss - 461	0.00
Accum Depreciation Fixed Assets	0.00
NET FIXED ASSETS	7,246,254.54
ACQUISITION ASSETS	
Closing Costs	16,926.12
A/A Closing Costs	-573.76
Syndication Costs	0.00
Loan Fees	42,373.33
Accum Amort Loan Fees	-2,118.66
Personal Property	190,000.00
Accum Depreciation Personal Property	-19,000.02
Organization Costs	57,500.00
Accum Amort Organization Costs	0.00
NET ACQUISITION ASSETS	285,107.01
CAPITALIZED IMPROVEMENTS	
Improvements Prior 2000	0.00
2001 Bathroom Improvements	0.00
2001 Kitchen Improvements	0.00
2001 Floor Improvements	0.00
2001 Window Improvements	0.00
2001 Building Improvements	0.00
2001 Roof Improvements	0.00
2001 Other Improvements	0.00
2002 Bathroom Improvements	0.00
2002 Kitchen Improvements	0.00
2002 Floor Improvements	0.00
2002 Window Improvements	0.00
2002 Building Improvements	0.00
2002 Roof Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2002 Other Improvements	0.00
2002 Improvement Salaries	0.00
2003 Bathroom Improvements	0.00
2003 Kitchen Improvements	0.00
2003 Floor Improvements	0.00
2003 Window Improvements	0.00
461-2003 Windows Improvements	0.00
501-2003 Window Improvement	0.00
2003 Building Improvements	0.00
461-2003 Building Improvements	0.00
501-2003 Building Improvements	0.00
2003 Roof Improvements	0.00
2003 Other Improvements	0.00
461-2003 Other Improvements	0.00
501-2003 Other Improvements	0.00
2004 Bathroom Improvements	0.00
2004 Kitchen Improvements	0.00
2004 Floor Improvements	0.00
461-2004 Floor Improvements	0.00
501-2004 Floor Improvements	0.00
2004 Window Improvements	0.00
461-2004 Window Improvements	0.00
501-2004 Window Improvements	0.00
2004 Building Improvements	0.00
2004 Roof Improvements	0.00
2004 Other Improvements	0.00
461-2004 Other Improvements	0.00
501-2004 Other Improvements	0.00
2005 Bathroom Improvements	0.00
2005 Kitchen Improvements	0.00
461-2005 Kitchen Improvements	0.00
501-2005 Kitchen Improvements	0.00
2005 Floor Improvements	0.00
461-2005 Floor Improvements	0.00
501-2005 Floor Improvements	0.00
2005 Window Improvements	0.00
2005 Building Improvements	0.00
2005 Roof Improvements	0.00
2005 Other Improvements	0.00
461-2005 Other Improvements	0.00
501-2005 Other Improvements	0.00
2005 Improvement Salaries	0.00
2006 Bathroom Improvements	0.00
2006 Kitchen Improvements	0.00
461-2006 Kitchen Improvements	0.00
501-2006 Kitchen Improvements	0.00
2006 Floor Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
461-2006 Floor Improvements	0.00
501-2006 Floor Improvements	0.00
2006 Window Improvements	0.00
2006 Building Improvements	0.00
461-2006 Building Improvements	0.00
501-2006 Building Improvements	0.00
2006 Roof Improvements	0.00
2006 Other Improvements	0.00
2007 Bathroom Improvements	0.00
461-2007 Bathroom Improvements	0.00
501-2007 Bathroom Improvements	0.00
2007 Kitchen Improvements	0.00
2007 Floor Improvements	0.00
461-2007 Floor Improvements	0.00
501-2007 Floor Improvements	0.00
2007 Window Improvements	0.00
2007 Building Improvements	0.00
461-2007 Building Improvements	0.00
501-2007 Building Improvements	0.00
2007 Roof Improvements	0.00
2007 Other Improvements	0.00
461-2007 Other Improvements	0.00
501-2007 Other Improvements	0.00
2008 Bathroom Improvements	0.00
461-2008 Bathrooms Improvements	0.00
501-2008 Bathroom Improvements	0.00
2008 Kitchen Improvements	0.00
461-2008 Kitchen Improvements	0.00
501-2008 Kitchen Improvements	0.00
2008 Floor Improvements	0.00
461-2008 Floor Improvements	0.00
501-2008 Floor Improvements	0.00
2008 Window Improvements	0.00
2008 Building Improvements	0.00
2008 Roof Improvements	0.00
2008 Other Improvements	0.00
461-2008 Other Improvements	0.00
501-2008 Other Improvements	0.00
2009 Bathroom Improvements	0.00
2009 Kitchen Improvements	0.00
2009 Floor Improvements	0.00
2009 Window Improvements	0.00
2009 Building Improvements	0.00
2009 Roof Improvements	0.00
2009 Other Improvements	0.00
461-2009 Other Improvements	0.00
501-2009 Other Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2010 Other Improvements	0.00
2011 Other Improvements	0.00
2012 Other Improvements	0.00
2013 Other Improvements	0.00
2013-Roof Improvement	0.00
2014 Other Improvements	0.00
2014 T/O Misc. Expense	0.00
2014 T/O Materials	0.00
2014 T/O Outside Vendor	0.00
2014 - Roof	0.00
2015 Other Improvements	0.00
T/O Misc. Exp.	0.00
2015 T/O Materiales	0.00
T/O Outside Vendor	0.00
2016 Other Improvements	0.00
2016 T/O Misc. Exp.	0.00
2016 T/O Materials	0.00
2016 T/O outside vendors	0.00
2016 Hills Assessments	0.00
2017 Other Improvements	0.00
2017 T/O Misc. Exp.	0.00
2017 T/O Materials	0.00
2017 T/O Outside Vendor	0.00
2017 Hills Assessments	0.00
2018 Other Improvements	0.00
2018 T/O Misc. Exp.	0.00
2018 T/O Materials	0.00
2018 T/O Outside Vendor	0.00
2018 Hills Assessments	0.00
2019 Other Improvements	0.00
2019 T/O Misc. Exp.	0.00
2019 T/O Materials	0.00
2019 T/O Outside Vendor	0.00
2019 Hills Assessments	0.00
2020 Other Improvements	203,691.87
2020 T/O Misc. Exp.	0.00
2020 T/O Materials	40,037.65
2020 T/O Outside Vendor	55,621.27
2020 Hills Assessments	0.00
TOTAL CAPITAL IMPROVEMENTS	299,350.79
Accum Deprec - Capital Improvements	1,218.48
NET CAPITALIZED IMPROVEMENTS	298,132.31
 OTHER ASSETS	
Security Deposits	0.00
Investment - LLC 21	0.00
Investment - LLC 24	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Investment - LLC 27	0.00
Investment - LLC 28	0.00
Investment - LLC 29	0.00
Investment - LLC 25	0.00
Investment - LLC 26	0.00
Investment - LLC 31	0.00
Investment - LLC 34	0.00
Investment - LLC 35	0.00
Investment - LLC 36	0.00
Investment LLC 37	0.00
Investment LLC 38	0.00
Investment - LLC 39	0.00
Investment - LLC 40	0.00
Investment - LLC 41	0.00
Investment - LLC 42	0.00
Investment - LLC 43	0.00
	0.00
investment - LLC 45	0.00
<i>Investment in 48</i>	<i>0.00</i>
BofA Teller Rental	0.00
Investment - 16914	0.00
Investment - Rafael Gardens	0.00
Investment - 1129 3rd Street	0.00
LP Units	0.00
Investment - US Performing Arts	0.00
Investment - Marin CoWork	0.00
Limited Liability Companies	0.00
LONG TERM RECEIVABLES	
PISF I	0.00
Duffy Due to/from	0.00
PISF III	0.00
PISF IV	0.00
PISF VI	0.00
PISF VII	0.00
PISF IX	0.00
PISF XI	0.00
PISF XII	0.00
PISF XIII	0.00
PISF XIV	0.00
PISF XV	0.00
PISF XVI	0.00
PISF XVII	0.00
PISF XVIII	0.00
461 Due To/From	0.00
501 Due/To From	0.00
Hammondale Due To/From	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
21 Due/to From	0.00
In process Lease litigation	0.00
LLC 20	0.00
LLC 21	0.00
LLC 22	0.00
LLC 23	0.00
LLC 24	0.00
LLC 25	0.00
LLC 26	0.00
LLC 27	0.00
LLC 28	0.00
LLC 29	0.00
LLC 30	0.00
LLC 30	0.00
LLC 31	0.00
LLC 32	0.00
LLC 33	0.00
LLC 34	0.00
LLC 35	0.00
LLC 36	0.00
LLC 37	0.00
LLC 38	0.00
LLC 39	0.00
LLC 40	0.00
LLC 41	0.00
LLC 42	0.00
LLC 43	0.00
LLC 44	0.00
LLC 45	0.00
LLC 46	0.00
LLC 47	0.00
LLC 48	0.00
Due to/from LLC 49	0.00
PI LLC 50	0.00
PI 51 LLC	0.00
Due to/from Gate 5	0.00
PV 1 Due to/from	0.00
885 Due to/from	0.00
107 Due to/from	0.00
481 Due to/from	0.00
515 Due to/from	0.00
300 Due to/From PISF	0.00
Paul Drive Due to/from	0.00
353 BMK due to/from	0.00
49 Ignacio due to/from	500.00
Due To/From GP	417,300.00
Due To/From 16914	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Due To/From PISF, Inc.	0.00
Due To/From PIM	0.00
Note Receivable	0.00
7200 Redwood Due to/From	0.00
355 Due to / from	0.00
Due to/from 350 Ignacio Assoc.	0.00
1222 Due to/from	0.00
419 Prospect due to/from	0.00
TOTAL LONG TERM RECEIVABLES	417,800.00
TOTAL ASSETS	8,251,467.38
LIABILITIES & EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	74,886.37
Deferred Revenue	0.00
Unearned Rent	1,488.33
FTB Taxes Payable	0.00
PPP Loan	0.00
Property Tax Payable	0.00
Insurance Payable	0.00
Accrued Expenses	0.00
TOTAL CURRENT LIABILITIES	76,374.70
LONG TERM LIABILITIES	
Notes Payable	0.00
Notes Payable LLC 48	0.00
Deed of Trust Payable	0.00
Accrued Interest	0.00
Security Deposits Liability	17,525.00
Security Deposit Clearing	0.00
Pet Deposit Payable	0.00
Unearned Income	0.00
Mortgage Payable	4,150,000.00
1st Mortgage 461	0.00
2nd Mortgage 461	0.00
1st Mortgage 501	0.00
1st Deed 350, Suite 201	0.00
2nd Deed 350, Suite 201	0.00
1st Deed 350, Suite 200	0.00
First Mortgage 350 Suite 203	0.00
1st Deed 350 Suites 101, 103	0.00
Other Liabilities	0.00
Accum K-1 Losses	0.00
1st Mortgage Gate 5	0.00
2nd Deed Gate 5	0.00
1st Mortgage Duffy Place	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2nd Deed Duffy Place	0.00
1st Mortgage 49 Ignacio	0.00
2nd Deed 49 Ignacio	0.00
TOTAL LONG TERM LIABILITIES	4,167,525.00
TOTAL LIABILITIES	4,243,899.70
 EQUITY	
Common Stock	0.00
Capital Contributions	3,810,000.00
Capital Receivable	0.00
Less: Repurchased Units	0.00
TIC Ownership	340,000.00
L.P. Distributions	0.00
G.P. Distributions	0.00
Premium on Repurch Units	0.00
Previous Period Adjmts	0.00
Member Distribution	-52,153.95
Dist. 38 to 20	0.00
Dist. 38 to 21	0.00
Dist. 37 to 22	0.00
Inter Co. PFI - PV1	0.00
Inter Co PFI - Gate 5	0.00
Inter Co PFI - Duffy	0.00
Inter Co PFI - Hamm	0.00
Inter Co PFI - 107	0.00
Inter Co PFI - 461	0.00
Inter Co PFI - 501	0.00
Inter Co PFI - 49	0.00
Inter Co PFI - 885	0.00
Inter Co. PFI - 515	0.00
Inter-Co PFI - 355	0.00
InterCo PFI - 7200	0.00
InterCo PFI-117	0.00
InterCo PFI - 7 Merry	0.00
InterCo PFI - 16914	0.00
InterCo PFI - Paul	0.00
InterCo PFI - 353	0.00
InterCo PFI - 1506	0.00
InterCo PFI - 1222	0.00
InterCo PFI - 419	0.00
Inter Co PFI - 19 Merrydale	0.00
Inter Co PFI - 1129	0.00
Inter Co PFI - 1315	0.00
Inter-Co. PFI - 1732	0.00
Inter-Co PFI-390	0.00
Inter Co PFI-santaland	0.00
Retained Earnings	0.00

Balance Sheet

Period = Jul 2020
Book = Accrual

	Current Balance
Retained Earingins - Owned Properties	0.00
K1-Losses	0.00
Net Income (Loss) Current	-90,278.37
Appliance Depreciation	0.00
TOTAL EQUITY	4,007,567.68
TOTAL LIABILITIES & EQUITY	8,251,467.38
Total of All	0.00

Exhibit A-2: Statement of Income (*Loss*) for Professional Investors 49, LLC for period ending 9/2/2020

[Provide a statement of income (*loss*) for the following periods:

(i) For the initial report:

- a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and
- b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	0.00	0.00	0.00	0.00
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	0.00	0.00	0.00	0.00
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	0.00	0.00	0.00	0.00
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	0.00	0.00	0.00	0.00
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	0.00	0.00	0.00	0.00
Bad Debt Expense	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	0.00	0.00	0.00	0.00
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	0.00	0.00	0.00	0.00
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	0.00	0.00	0.00	0.00
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
UTILITIES EXPENSE				
Gas & Electricity	0.00	0.00	0.00	0.00
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	0.00	0.00	0.00	0.00
Garbage & Trash Removal	0.00	0.00	0.00	0.00
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	0.00	0.00	0.00	0.00
Pagers/2 Ways	0.00	0.00	0.00	0.00
REPAIRS & MAINTENANCE				
R&M Unit	0.00	0.00	0.00	0.00
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	0.00	0.00	0.00	0.00
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	0.00	0.00	0.00	0.00
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	0.00	0.00	0.00	0.00
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	0.00	0.00	0.00	0.00
R&M - Electrical Supplies	0.00	0.00	0.00	0.00
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	0.00	0.00	0.00	0.00
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	0.00	0.00	0.00	0.00
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
CONTRACT MAINTENANCE				
Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	0.00	0.00	0.00	0.00
Contract R&M	0.00	0.00	0.00	0.00
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	0.00	0.00	0.00	0.00
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	0.00	0.00	0.00	0.00
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TAXES				
Real Estate Taxes	0.00	0.00	0.00	0.00
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
INSURANCE EXPENSE				
Package Insurance	0.00	0.00	0.00	0.00
Earthquake Insurance	0.00	0.00	0.00	0.00
Umbrella Insurance	0.00	0.00	0.00	0.00
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	0.00	0.00	0.00	0.00
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
DEBT SERVICE EXPENSE				
Mortgage Interest	0.00	0.00	0.00	0.00
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
DEPREC. & AMORT. EXPENSES				
Building Depreciation	0.00	0.00	0.00	0.00
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	0.00	0.00	0.00	0.00
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	0.00	0.00	0.00	0.00
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	0.00	0.00	0.00	0.00
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	0.00	0.00	0.00	0.00
Taxes - Other	0.00	0.00	0.00	0.00
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	258,360.28	99.70	258,360.28	99.70
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	780.25	0.30	780.25	0.30
Commercial Recovery Income	0.00	0.00	0.00	0.00
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	259,140.53	100.00	259,140.53	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	36,003.00	13.89	36,003.00	13.89
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	50.97	0.02	50.97	0.02
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	2,619.65	1.01	2,619.65	1.01

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	38,673.62	14.92	38,673.62	14.92
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	0.00	0.00	0.00	0.00
Legal	10,735.00	4.14	10,735.00	4.14
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	103.00	0.04	103.00	0.04
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	7.28	0.00	7.28	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	2,535.41	0.98	2,535.41	0.98
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	13,380.69	5.16	13,380.69	5.16
MANAGEMENT EXPENSES				
Manager - Apartment Unit	5,200.00	2.01	5,200.00	2.01
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	2,166.67	0.84	2,166.67	0.84
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	11,406.36	4.40	11,406.36	4.40
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	15,423.48	5.95	15,423.48	5.95
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	34,196.51	13.20	34,196.51	13.20
UTILITIES EXPENSE				
Gas & Electricity	1,989.07	0.77	1,989.07	0.77
Utilities Credits or rebates	-271.80	-0.10	-271.80	-0.10
Sewer	0.00	0.00	0.00	0.00
Water	4,077.88	1.57	4,077.88	1.57
Garbage & Trash Removal	10,906.57	4.21	10,906.57	4.21
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	0.00	0.00	0.00	0.00
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	16,701.72	6.44	16,701.72	6.44
REPAIRS & MAINTENANCE				
R&M Unit	480.92	0.19	480.92	0.19
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	235.88	0.09	235.88	0.09
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	4,333.62	1.67	4,333.62	1.67
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	79.20	0.03	79.20	0.03
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	375.00	0.14	375.00	0.14
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	201.20	0.08	201.20	0.08
R&M - Electrical Supplies	45.79	0.02	45.79	0.02
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	148.40	0.06	148.40	0.06
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	6.97	0.00	6.97	0.00
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	321.69	0.12	321.69	0.12

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	21.77	0.01	21.77	0.01
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	1,528.50	0.59	1,528.50	0.59
R&M - Painting Supplies	305.64	0.12	305.64	0.12
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	8,084.58	3.12	8,084.58	3.12

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

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	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	0.00	0.00	0.00	0.00
Contract R&M	875.00	0.34	875.00	0.34
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	0.00	0.00	0.00	0.00
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	600.00	0.23	600.00	0.23
Contract - Landscaping	8,800.00	3.40	8,800.00	3.40
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	10,275.00	3.96	10,275.00	3.96
TAXES				
Real Estate Taxes	30,901.37	11.92	30,901.37	11.92
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	30,901.37	11.92	30,901.37	11.92
INSURANCE EXPENSE				
Package Insurance	4,190.76	1.62	4,190.76	1.62
Earthquake Insurance	0.00	0.00	0.00	0.00
Umbrella Insurance	0.00	0.00	0.00	0.00
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

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	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	4,190.76	1.62	4,190.76	1.62
TOTAL OPERATING EXPENSES	156,404.25	60.36	156,404.25	60.36
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	-25.00	-0.01	-25.00	-0.01
Late Charges	-150.00	-0.06	-150.00	-0.06
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	-1,900.00	-0.73	-1,900.00	-0.73
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	-1,000.00	-0.39	-1,000.00	-0.39
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-3,075.00	-1.19	-3,075.00	-1.19
NET OPERATING INCOME	105,811.28	40.83	105,811.28	40.83
DEBT SERVICE EXPENSE				
Mortgage Interest	66,146.39	25.53	66,146.39	25.53
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	66,146.39	25.53	66,146.39	25.53
NET INC.BEFORE DEP.& TAX	39,664.89	15.31	39,664.89	15.31
DEPREC. & AMORT. EXPENSES				
Building Depreciation	106,745.46	41.19	106,745.46	41.19
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	19,000.02	7.33	19,000.02	7.33
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	1,218.48	0.47	1,218.48	0.47
Closing Cost Amortization	860.64	0.33	860.64	0.33
Loan Fee Amortization	2,118.66	0.82	2,118.66	0.82

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	129,943.26	50.14	129,943.26	50.14
NET INC.(LOSS) BEF.TAXES	-90,278.37	-34.84	-90,278.37	-34.84
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	0.00	0.00	0.00	0.00
Taxes - Other	0.00	0.00	0.00	0.00
NET INCOME (LOSS)BK	-90,278.37	-34.84	-90,278.37	-34.84
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Exhibit A-3: Statement of Cash Flows for **Professional Investors 49, LLC** for period ending **9/2/2020**

[Provide a statement of changes in cash position for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.



Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	0.00	0.00	0.00	0.00
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	0.00	0.00	0.00	0.00
Commercial Recovery Income	0.00	0.00	0.00	0.00
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	0.00	0.00	0.00	0.00
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	0.00	0.00	0.00	0.00
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	0.00	0.00	0.00	0.00
Bad Debt Expense	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	0.00	0.00	0.00	0.00
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	0.00	0.00	0.00	0.00
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
MANAGEMENT EXPENSES				
Manager - Apartment Unit	0.00	0.00	0.00	0.00
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	0.00	0.00	0.00	0.00
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	0.00	0.00	0.00	0.00
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
UTILITIES EXPENSE				
Gas & Electricity	0.00	0.00	0.00	0.00
Utilities Credits or rebates	0.00	0.00	0.00	0.00
Sewer	0.00	0.00	0.00	0.00
Water	0.00	0.00	0.00	0.00
Garbage & Trash Removal	0.00	0.00	0.00	0.00
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	0.00	0.00	0.00	0.00
Pagers/2 Ways	0.00	0.00	0.00	0.00
REPAIRS & MAINTENANCE				
R&M Unit	0.00	0.00	0.00	0.00
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	0.00	0.00	0.00	0.00
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	0.00	0.00	0.00	0.00
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	0.00	0.00	0.00	0.00
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	0.00	0.00	0.00	0.00
R&M - Electrical Supplies	0.00	0.00	0.00	0.00
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	0.00	0.00	0.00	0.00
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	0.00	0.00	0.00	0.00
R&M - Painting Supplies	0.00	0.00	0.00	0.00
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
CONTRACT MAINTENANCE				
Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	0.00	0.00	0.00	0.00
Contract R&M	0.00	0.00	0.00	0.00
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	0.00	0.00	0.00	0.00
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	0.00	0.00	0.00	0.00
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TAXES				
Real Estate Taxes	0.00	0.00	0.00	0.00
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
INSURANCE EXPENSE				
Package Insurance	0.00	0.00	0.00	0.00
Earthquake Insurance	0.00	0.00	0.00	0.00
Umbrella Insurance	0.00	0.00	0.00	0.00
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	0.00	0.00	0.00	0.00
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
DEBT SERVICE EXPENSE				
Mortgage Interest	0.00	0.00	0.00	0.00
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
DEPREC. & AMORT. EXPENSES				
Building Depreciation	0.00	0.00	0.00	0.00
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	0.00	0.00	0.00	0.00
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	0.00	0.00	0.00	0.00
Closing Cost Amortization	0.00	0.00	0.00	0.00
Loan Fee Amortization	0.00	0.00	0.00	0.00
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	0.00	0.00	0.00	0.00
Taxes - Other	0.00	0.00	0.00	0.00
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Adjustments				
Outside Management Income	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
Period to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	0.00	5,000.00	5,000.00	
1015 -Reserve Account	0.00	495,000.00	495,000.00	
Total Cash	0.00	500,000.00	500,000.00	
Year to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	0.00	5,000.00	5,000.00	
1015 -Reserve Account	0.00	495,000.00	495,000.00	
Total Cash	0.00	500,000.00	500,000.00	

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	258,360.28	99.70	258,360.28	99.70
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	780.25	0.30	780.25	0.30
Commercial Recovery Income	0.00	0.00	0.00	0.00
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	0.00	0.00	0.00	0.00
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	259,140.53	100.00	259,140.53	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	36,003.00	13.89	36,003.00	13.89
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	50.97	0.02	50.97	0.02
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	2,619.65	1.01	2,619.65	1.01

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	0.00	0.00	0.00	0.00
Credit Check Fees Paid	0.00	0.00	0.00	0.00
TOTAL RENTING EXPENSE	38,673.62	14.92	38,673.62	14.92
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	0.00	0.00	0.00	0.00
Legal	10,735.00	4.14	10,735.00	4.14
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	103.00	0.04	103.00	0.04
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	7.28	0.00	7.28	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	2,535.41	0.98	2,535.41	0.98
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	13,380.69	5.16	13,380.69	5.16
MANAGEMENT EXPENSES				
Manager - Apartment Unit	5,200.00	2.01	5,200.00	2.01
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	2,166.67	0.84	2,166.67	0.84
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	11,406.36	4.40	11,406.36	4.40
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	15,423.48	5.95	15,423.48	5.95
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	34,196.51	13.20	34,196.51	13.20
UTILITIES EXPENSE				
Gas & Electricity	1,989.07	0.77	1,989.07	0.77
Utilities Credits or rebates	-271.80	-0.10	-271.80	-0.10
Sewer	0.00	0.00	0.00	0.00
Water	4,077.88	1.57	4,077.88	1.57
Garbage & Trash Removal	10,906.57	4.21	10,906.57	4.21
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	0.00	0.00	0.00	0.00
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	16,701.72	6.44	16,701.72	6.44
REPAIRS & MAINTENANCE				
R&M Unit	480.92	0.19	480.92	0.19
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	235.88	0.09	235.88	0.09
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	4,333.62	1.67	4,333.62	1.67
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	79.20	0.03	79.20	0.03
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	375.00	0.14	375.00	0.14
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	201.20	0.08	201.20	0.08
R&M - Electrical Supplies	45.79	0.02	45.79	0.02
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	148.40	0.06	148.40	0.06
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	6.97	0.00	6.97	0.00
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	321.69	0.12	321.69	0.12

Cash Flow Statement

Period = Jan 2020-Jul 2020

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	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	21.77	0.01	21.77	0.01
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	1,528.50	0.59	1,528.50	0.59
R&M - Painting Supplies	305.64	0.12	305.64	0.12
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	8,084.58	3.12	8,084.58	3.12

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Cash Flow Statement

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	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	0.00	0.00	0.00	0.00
Contract R&M	875.00	0.34	875.00	0.34
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	0.00	0.00	0.00	0.00
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	600.00	0.23	600.00	0.23
Contract - Landscaping	8,800.00	3.40	8,800.00	3.40
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	10,275.00	3.96	10,275.00	3.96
TAXES				
Real Estate Taxes	30,901.37	11.92	30,901.37	11.92
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	30,901.37	11.92	30,901.37	11.92
INSURANCE EXPENSE				
Package Insurance	4,190.76	1.62	4,190.76	1.62
Earthquake Insurance	0.00	0.00	0.00	0.00
Umbrella Insurance	0.00	0.00	0.00	0.00
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Cash Flow Statement

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	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	4,190.76	1.62	4,190.76	1.62
TOTAL OPERATING EXPENSES	156,404.25	60.36	156,404.25	60.36
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	-25.00	-0.01	-25.00	-0.01
Late Charges	-150.00	-0.06	-150.00	-0.06
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	-1,900.00	-0.73	-1,900.00	-0.73
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	-1,000.00	-0.39	-1,000.00	-0.39
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-3,075.00	-1.19	-3,075.00	-1.19
NET OPERATING INCOME	105,811.28	40.83	105,811.28	40.83
DEBT SERVICE EXPENSE				
Mortgage Interest	66,146.39	25.53	66,146.39	25.53
Deed Of Trust Interest	0.00	0.00	0.00	0.00
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	66,146.39	25.53	66,146.39	25.53
NET INC.BEFORE DEP.& TAX	39,664.89	15.31	39,664.89	15.31
DEPREC. & AMORT. EXPENSES				
Building Depreciation	106,745.46	41.19	106,745.46	41.19
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	19,000.02	7.33	19,000.02	7.33
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	1,218.48	0.47	1,218.48	0.47
Closing Cost Amortization	860.64	0.33	860.64	0.33
Loan Fee Amortization	2,118.66	0.82	2,118.66	0.82

Cash Flow Statement

Period = Jan 2020-Jul 2020

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	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	129,943.26	50.14	129,943.26	50.14
NET INC.(LOSS) BEF.TAXES	-90,278.37	-34.84	-90,278.37	-34.84
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	0.00	0.00	0.00	0.00
Taxes - Other	0.00	0.00	0.00	0.00
NET INCOME (LOSS)BK	-90,278.37	-34.84	-90,278.37	-34.84
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00
Adjustments				
Outside Management Income	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0.00
Period to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	5,000.00	3,523.82	-1,476.18	
1015 -Reserve Account	495,000.00	362.71	-494,637.29	
Total Cash	500,000.00	3,886.53	-496,113.47	
Year to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	5,000.00	3,523.82	-1,476.18	
1015 -Reserve Account	495,000.00	362.71	-494,637.29	
Total Cash	500,000.00	3,886.53	-496,113.47	

Exhibit A-4: Statement of Changes in Shareholders'/Partners' Equity (*Deficit*) for Professional Investors 49, LLC
for period ending **9/2/2020**

[Provide a statement of changes in shareholders'/partners equity (*deficit*) for the following periods:

(i) For the initial report:

a.the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b.the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The Debtor's professionals are in the process of conducting a forensic review of the Debtor's and controlled entities' records necessary to determine changes in the shareholders'/partners' equity ownership for the controlled entities. The Debtor will submit an updated report to the Court once this information is available.

Exhibit B: Description of Operations for Professional Investors 49, LLC

[Describe the nature and extent of the Debtor's interest in the Controlled Non-Debtor Entity.

Describe the business conducted and intended to be conducted by the Controlled Non-Debtor Entity, focusing on the entity's dominant business segments.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

The Controlled Non-Debtor Entity owns a residential property which is operated by PFI. The units are leased as residences to tenants.



Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit C: Description of Intercompany Claims

[List and describe the Controlled Non-Debtor Entity's claims against any other Controlled Non-Debtor Entity, together with the basis for such claims and whether each claim is contingent, unliquidated or disputed.]

Describe the source of this information.]

The source of this information is derived for the companies' Accounting System.

Professional Investors 49, LLC appears to be owed approximately \$417,800 by Professional Financial Investors, Inc. in intercompany receivables.

Exhibit D: Allocation of Tax Liabilities and Assets

[Describe how income, losses, tax payments, tax refunds, or other tax attributes relating to federal, state, or local taxes have been allocated between or among the Controlled Non-Debtor Entity and one or more other Controlled Non-Debtor Entities.

Include a copy of each tax sharing or tax allocation agreement to which the entity is a party with any other Controlled Non-Debtor Entity.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System and conversations with the remaining employees of the company.

Tax liabilities are not allocated among or between any other Controlled Non-Debtor Entity.



Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit E: Description of Controlled Non-Debtor Entity's payments of Administrative Expenses, or Professional Fees otherwise payable by a Debtor

[Describe any payment made, or obligations incurred (or claims purchased), by the Controlled Non-Debtor Entity in connection with any claims, administrative expenses, or professional fees that have been or could be asserted against any Debtor.

Describe the source of this information.]

Based on a review of the Non-Debtor Entity's Accounting System records and conversations with current employees, the Debtor is not aware of any payments made or obligations incurred by the Controlled Non-Debtor Entity that would otherwise be payable by Debtor.

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

 Exhibit A: Financial Statements for PFI Glenwood, LLC

Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit A-1: Balance Sheet for PFI Glenwood, LLC. as of 9/1/2020

[Provide a balance sheet dated as of the end of the most recent 3-month period of the current fiscal year and as of the end of the preceding fiscal year.]

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.



Balance Sheet

Period = Dec 2019

Book = Accrual

Current Balance**ASSETS****CURRENT ASSETS****CASH**

1010 - Checking	1,336.23
461 Bank Acct	0.00
501 Bank Acct	0.00
1015 -Reserve Account	0.00
1020 OLD Clearing	0.00
PFI First Community	0.00
Clearing	0.00
PISF Inc. Transfer	0.00
PFI Cash - Transfer	0.00
Money Market	0.00
Escrow Account	0.00
Fremont Checking Account	0.00
Interest Cash	0.00
Petty Cash	0.00
Cash Hammondale	0.00
Cash 461	0.00
Cash 501	0.00
TOTAL CASH	1,336.23

RECEIVABLES

Property Receivables	0.00
Loan Receivables	0.00
Other Receivables	0.00
Officer - Due to/from	0.00

ACCOUNTS RECEIVABLES

A/R Rent Due	154.68
A/R Other - Melissa B	0.00
A/R Other - People home equity	0.00
A/R Collections	0.00
A/R Security Deposits	0.00
TOTAL ACCOUNTS RECEIVABLES	154.68

RESERVES & PREPAIDS

Reserve - Insurance	9,592.25
Reserve - Improvements	0.00
Prepaid Maint. Contract	0.00
Prepaid - Leasing Comm.	0.00
Prepaid - Leasing Comm.	0.00
Prepaid Mortgage Interest	0.00
Prepaid Taxes	0.00
TOTAL RESERVES & PREPAIDS	9,592.25
TOTAL CURRENT ASSETS	11,083.16

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
FIXED ASSETS	
Land - Hammondale	0.00
Land	680,000.00
Land - 501	0.00
Land - PI 20 LLC	0.00
Land - 200 Gate 5	0.00
Land - Duffy	0.00
Land - 49 Ignacio	0.00
Land - 350 Ignacio Suite 200	0.00
Land - PI 21 LLC	0.00
Land 30 Clay Court	0.00
Land - 690 DeLong	0.00
Building	2,620,000.00
Fixtures & Appliances	0.00
Improvements	0.00
Additional basis	0.00
Accum Depreciation	-210,395.68
Building - 501	0.00
Accum Depreciation Building - 501	0.00
Building - PI 20	0.00
A/D Building PI 20	0.00
Building - 200 Gate 5	0.00
Open	0.00
Accum Depreciation Gate 5	0.00
Buidling Duffy Place	0.00
Accum Depreciation Duffy Place	0.00
Building 49 Ignacio	0.00
Accum Depreciation 49 Ignacio	0.00
Building - Hammondale	0.00
Accum Depr Hammondale	0.00
350 Ignacio #200	0.00
A/D 350 Ignacio #200	0.00
350 Ignacio #101	0.00
A/D 350 Ignacio #101	0.00
Building - 30 Clay Ct.	0.00
A/D 30 Clay Ct.	0.00
Building 690 DeLong	0.00
A/D Building 690 DeLong	0.00
350 Ignacio #103	0.00
A/D 350 Ingacio #103	0.00
350 Ignacio #201	0.00
350 Ignacio # 203	0.00
A/D 350 Ignacio #203	0.00
350 Ignacio #100	0.00
A/D Ignacio #100	0.00
350 Ignacio #300	0.00
A/D 350 Ignacio #300	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Furniture and Fixtures	0.00
A/D Furn. & Fixt.	0.00
Furniture & Fixt Hamm	0.00
Furniture & Fixt Gate	0.00
A/D Furn./Fixt. Hamm	0.00
A/D Furn./Fixt. Gate	0.00
Computers	0.00
A/D Computers	0.00
A/V Equipment	0.00
Vehicles	0.00
A/D Vehicles	0.00
Tenant Imp. 350 Ignacio	0.00
A/D Tenant Imp.	0.00
Acum. Gain (Loss) Gate	0.00
Accum. Gain (Loss) Hamm	0.00
Accum. Gain (Loss) 501	0.00
Accum Gain Loss - 461	0.00
Accum Depreciation Fixed Assets	0.00
NET FIXED ASSETS	3,089,604.32
ACQUISITION ASSETS	
Closing Costs	12,393.64
A/A Closing Costs	-1,239.36
Syndication Costs	0.00
Loan Fees	21,020.42
Accum Amort Loan Fees	-4,554.42
Personal Property	100,000.00
Accum Depreciation Personal Property	-100,000.00
Organization Costs	0.00
Accum Amort Organization Costs	0.00
NET ACQUISITION ASSETS	27,620.28
CAPITALIZED IMPROVEMENTS	
Improvements Prior 2000	0.00
2001 Bathroom Improvements	0.00
2001 Kitchen Improvements	0.00
2001 Floor Improvements	0.00
2001 Window Improvements	0.00
2001 Building Improvements	0.00
2001 Roof Improvements	0.00
2001 Other Improvements	0.00
2002 Bathroom Improvements	0.00
2002 Kitchen Improvements	0.00
2002 Floor Improvements	0.00
2002 Window Improvements	0.00
2002 Building Improvements	0.00
2002 Roof Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2002 Other Improvements	0.00
2002 Improvement Salaries	0.00
2003 Bathroom Improvements	0.00
2003 Kitchen Improvements	0.00
2003 Floor Improvements	0.00
2003 Window Improvements	0.00
461-2003 Windows Improvements	0.00
501-2003 Window Improvement	0.00
2003 Building Improvements	0.00
461-2003 Building Improvements	0.00
501-2003 Building Improvements	0.00
2003 Roof Improvements	0.00
2003 Other Improvements	0.00
461-2003 Other Improvements	0.00
501-2003 Other Improvements	0.00
2004 Bathroom Improvements	0.00
2004 Kitchen Improvements	0.00
2004 Floor Improvements	0.00
461-2004 Floor Improvements	0.00
501-2004 Floor Improvements	0.00
2004 Window Improvements	0.00
461-2004 Window Improvements	0.00
501-2004 Window Improvements	0.00
2004 Building Improvements	0.00
2004 Roof Improvements	0.00
2004 Other Improvements	0.00
461-2004 Other Improvements	0.00
501-2004 Other Improvements	0.00
2005 Bathroom Improvements	0.00
2005 Kitchen Improvements	0.00
461-2005 Kitchen Improvements	0.00
501-2005 Kitchen Improvements	0.00
2005 Floor Improvements	0.00
461-2005 Floor Improvements	0.00
501-2005 Floor Improvements	0.00
2005 Window Improvements	0.00
2005 Building Improvements	0.00
2005 Roof Improvements	0.00
2005 Other Improvements	0.00
461-2005 Other Improvements	0.00
501-2005 Other Improvements	0.00
2005 Improvement Salaries	0.00
2006 Bathroom Improvements	0.00
2006 Kitchen Improvements	0.00
461-2006 Kitchen Improvements	0.00
501-2006 Kitchen Improvements	0.00
2006 Floor Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
461-2006 Floor Improvements	0.00
501-2006 Floor Improvements	0.00
2006 Window Improvements	0.00
2006 Building Improvements	0.00
461-2006 Building Improvements	0.00
501-2006 Building Improvements	0.00
2006 Roof Improvements	0.00
2006 Other Improvements	0.00
2007 Bathroom Improvements	0.00
461-2007 Bathroom Improvements	0.00
501-2007 Bathroom Improvements	0.00
2007 Kitchen Improvements	0.00
2007 Floor Improvements	0.00
461-2007 Floor Improvements	0.00
501-2007 Floor Improvements	0.00
2007 Window Improvements	0.00
2007 Building Improvements	0.00
461-2007 Building Improvements	0.00
501-2007 Building Improvements	0.00
2007 Roof Improvements	0.00
2007 Other Improvements	0.00
461-2007 Other Improvements	0.00
501-2007 Other Improvements	0.00
2008 Bathroom Improvements	0.00
461-2008 Bathrooms Improvements	0.00
501-2008 Bathroom Improvements	0.00
2008 Kitchen Improvements	0.00
461-2008 Kitchen Improvements	0.00
501-2008 Kitchen Improvements	0.00
2008 Floor Improvements	0.00
461-2008 Floor Improvements	0.00
501-2008 Floor Improvements	0.00
2008 Window Improvements	0.00
2008 Building Improvements	0.00
2008 Roof Improvements	0.00
2008 Other Improvements	0.00
461-2008 Other Improvements	0.00
501-2008 Other Improvements	0.00
2009 Bathroom Improvements	0.00
2009 Kitchen Improvements	0.00
2009 Floor Improvements	0.00
2009 Window Improvements	0.00
2009 Building Improvements	0.00
2009 Roof Improvements	0.00
2009 Other Improvements	0.00
461-2009 Other Improvements	0.00
501-2009 Other Improvements	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2010 Other Improvements	0.00
2011 Other Improvements	0.00
2012 Other Improvements	0.00
2013 Other Improvements	0.00
2013-Roof Improvement	0.00
2014 Other Improvements	0.00
2014 T/O Misc. Expense	0.00
2014 T/O Materials	0.00
2014 T/O Outside Vendor	0.00
2014 - Roof	0.00
2015 Other Improvements	0.00
T/O Misc. Exp.	0.00
2015 T/O Materiales	0.00
T/O Outside Vendor	0.00
2016 Other Improvements	0.00
2016 T/O Misc. Exp.	0.00
2016 T/O Materials	0.00
2016 T/O outside vendors	0.00
2016 Hills Assessments	0.00
2017 Other Improvements	2,600.00
2017 T/O Misc. Exp.	0.00
2017 T/O Materials	0.00
2017 T/O Outside Vendor	0.00
2017 Hills Assessments	0.00
2018 Other Improvements	59,830.76
2018 T/O Misc. Exp.	3,061.27
2018 T/O Materials	11,262.22
2018 T/O Outside Vendor	10,485.00
2018 Hills Assessments	0.00
2019 Other Improvements	17,449.39
2019 T/O Misc. Exp.	4,944.04
2019 T/O Materials	10,178.54
2019 T/O Outside Vendor	28,620.00
2019 Hills Assessments	0.00
2020 Other Improvements	0.00
2020 T/O Misc. Exp.	0.00
2020 T/O Materials	0.00
2020 T/O Outside Vendor	0.00
2020 Hills Assessments	0.00
TOTAL CAPITAL IMPROVEMENTS	148,431.22
Accum Deprec - Capital Improvements	18,149.49
NET CAPITALIZED IMPROVEMENTS	130,281.73
 OTHER ASSETS	
Security Deposits	0.00
Investment - LLC 21	0.00
Investment - LLC 24	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Investment - LLC 27	0.00
Investment - LLC 28	0.00
Investment - LLC 29	0.00
Investment - LLC 25	0.00
Investment - LLC 26	0.00
Investment - LLC 31	0.00
Investment - LLC 34	0.00
Investment - LLC 35	0.00
Investment - LLC 36	0.00
Investment LLC 37	0.00
Investment LLC 38	0.00
Investment - LLC 39	0.00
Investment - LLC 40	0.00
Investment - LLC 41	0.00
Investment - LLC 42	0.00
Investment - LLC 43	0.00
	0.00
investment - LLC 45	0.00
<i>Investment in 48</i>	<i>0.00</i>
BofA Teller Rental	0.00
Investment - 16914	0.00
Investment - Rafael Gardens	0.00
Investment - 1129 3rd Street	0.00
LP Units	0.00
Investment - US Performing Arts	0.00
Investment - Marin CoWork	0.00
Limited Liability Companies	0.00
LONG TERM RECEIVABLES	
PISF I	0.00
Duffy Due to/from	0.00
PISF III	0.00
PISF IV	0.00
PISF VI	0.00
PISF VII	0.00
PISF IX	0.00
PISF XI	0.00
PISF XII	0.00
PISF XIII	0.00
PISF XIV	0.00
PISF XV	0.00
PISF XVI	0.00
PISF XVII	0.00
PISF XVIII	0.00
461 Due To/From	0.00
501 Due/To From	0.00
Hammondale Due To/From	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
21 Due/to From	0.00
In process Lease litigation	0.00
LLC 20	0.00
LLC 21	0.00
LLC 22	0.00
LLC 23	0.00
LLC 24	0.00
LLC 25	0.00
LLC 26	0.00
LLC 27	0.00
LLC 28	0.00
LLC 29	0.00
LLC 30	0.00
LLC 30	0.00
LLC 31	0.00
LLC 32	0.00
LLC 33	0.00
LLC 34	0.00
LLC 35	0.00
LLC 36	0.00
LLC 37	0.00
LLC 38	0.00
LLC 39	0.00
LLC 40	0.00
LLC 41	0.00
LLC 42	0.00
LLC 43	0.00
LLC 44	0.00
LLC 45	0.00
LLC 46	0.00
LLC 47	0.00
LLC 48	0.00
Due to/from LLC 49	0.00
PI LLC 50	0.00
PI 51 LLC	0.00
Due to/from Gate 5	0.00
PV 1 Due to/from	0.00
885 Due to/from	0.00
107 Due to/from	0.00
481 Due to/from	0.00
515 Due to/from	500,000.00
300 Due to/From PISF	0.00
Paul Drive Due to/from	0.00
353 BMK due to/from	0.00
49 Ignacio due to/from	0.00
Due To/From GP	441,940.64
Due To/From 16914	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Due To/From PISF, Inc.	291,430.00
Due To/From PIM	0.00
Note Receivable	0.00
7200 Redwood Due to/From	0.00
355 Due to / from	0.00
Due to/from 350 Ignacio Assoc.	0.00
1222 Due to/from	0.00
419 Prospect due to/from	0.00
TOTAL LONG TERM RECEIVABLES	1,233,370.64
TOTAL ASSETS	4,491,960.13
LIABILITIES & EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	909.16
Deferred Revenue	0.00
Unearned Rent	0.00
FTB Taxes Payable	0.00
PPP Loan	0.00
Property Tax Payable	0.00
Insurance Payable	0.00
Accrued Expenses	0.00
TOTAL CURRENT LIABILITIES	909.16
LONG TERM LIABILITIES	
Notes Payable	0.00
Notes Payable LLC 48	0.00
Deed of Trust Payable	1,151,000.00
Accrued Interest	0.00
Security Deposits Liability	13,800.00
Security Deposit Clearing	0.00
Pet Deposit Payable	0.00
Unearned Income	0.00
Mortgage Payable	1,885,000.00
1st Mortgage 461	0.00
2nd Mortgage 461	0.00
1st Mortgage 501	0.00
1st Deed 350, Suite 201	0.00
2nd Deed 350, Suite 201	0.00
1st Deed 350, Suite 200	0.00
First Mortgage 350 Suite 203	0.00
1st Deed 350 Suites 101, 103	0.00
Other Liabilities	0.00
Accum K-1 Losses	0.00
1st Mortgage Gate 5	0.00
2nd Deed Gate 5	0.00
1st Mortgage Duffy Place	0.00

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
2nd Deed Duffy Place	0.00
1st Mortgage 49 Ignacio	0.00
2nd Deed 49 Ignacio	0.00
TOTAL LONG TERM LIABILITIES	3,049,800.00
TOTAL LIABILITIES	3,050,709.16
EQUITY	
Common Stock	0.00
Capital Contributions	2,000,000.00
Capital Receivable	0.00
Less: Repurchased Units	0.00
TIC Ownership	0.00
L.P. Distributions	0.00
G.P. Distributions	0.00
Premium on Repurch Units	0.00
Previous Period Adjmts	0.00
Member Distribution	-228,270.00
Dist. 38 to 20	0.00
Dist. 38 to 21	0.00
Dist. 37 to 22	0.00
Inter Co. PFI - PV1	0.00
Inter Co PFI - Gate 5	0.00
Inter Co PFI - Duffy	0.00
Inter Co PFI - Hamm	0.00
Inter Co PFI - 107	0.00
Inter Co PFI - 461	0.00
Inter Co PFI - 501	0.00
Inter Co PFI - 49	0.00
Inter Co PFI - 885	0.00
Inter Co. PFI - 515	-45,739.72
Inter-Co PFI - 355	0.00
InterCo PFI - 7200	0.00
InterCo PFI-117	0.00
InterCo PFI - 7 Merry	0.00
InterCo PFI - 16914	0.00
InterCo PFI - Paul	0.00
InterCo PFI - 353	0.00
InterCo PFI - 1506	0.00
InterCo PFI - 1222	0.00
InterCo PFI - 419	0.00
Inter Co PFI - 19 Merrydale	0.00
Inter Co PFI - 1129	0.00
Inter Co PFI - 1315	0.00
Inter-Co. PFI - 1732	0.00
Inter-Co PFI-390	0.00
Inter Co PFI-santaland	0.00
Retained Earnings	-144,348.61

Balance Sheet

Period = Dec 2019

Book = Accrual

	Current Balance
Retained Earnings - Owned Properties	0.00
K1-Losses	0.00
Net Income (Loss) Current	-140,390.70
Appliance Depreciation	0.00
TOTAL EQUITY	1,441,250.97
TOTAL LIABILITIES & EQUITY	4,491,960.13
Total of All	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

Current Balance**ASSETS****CURRENT ASSETS****CASH**

1010 - Checking	-953.77
461 Bank Acct	0.00
501 Bank Acct	0.00
1015 -Reserve Account	0.00
1020 OLD Clearing	0.00
PFI First Community	0.00
Clearing	0.00
PISF Inc. Transfer	0.00
PFI Cash - Transfer	0.00
Money Market	0.00
Escrow Account	0.00
Fremont Checking Account	0.00
Interest Cash	0.00
Petty Cash	0.00
Cash Hammondale	0.00
Cash 461	0.00
Cash 501	0.00
TOTAL CASH	-953.77

RECEIVABLES

Property Receivables	0.00
Loan Receivables	0.00
Other Receivables	0.00
Officer - Due to/from	0.00

ACCOUNTS RECEIVABLES

A/R Rent Due	75.00
A/R Other - Melissa B	0.00
A/R Other - People home equity	0.00
A/R Collections	0.00
A/R Security Deposits	0.00
TOTAL ACCOUNTS RECEIVABLES	75.00

RESERVES & PREPAIDS

Reserve - Insurance	12,838.39
Reserve - Improvements	0.00
Prepaid Maint. Contract	0.00
Prepaid - Leasing Comm.	0.00
Prepaid - Leasing Comm.	0.00
Prepaid Mortgage Interest	0.00
Prepaid Taxes	0.00
TOTAL RESERVES & PREPAIDS	12,838.39
TOTAL CURRENT ASSETS	11,959.62

Balance Sheet

Period = Jul 2020

Book = Accrual

Current Balance**FIXED ASSETS**

Land - Hammondale	0.00
Land	680,000.00
Land - 501	0.00
Land - PI 20 LLC	0.00
Land - 200 Gate 5	0.00
Land - Duffy	0.00
Land - 49 Ignacio	0.00
Land - 350 Ignacio Suite 200	0.00
Land - PI 21 LLC	0.00
Land 30 Clay Court	0.00
Land - 690 DeLong	0.00
Building	2,620,000.00
Fixtures & Appliances	0.00
Improvements	0.00
Additional basis	0.00
Accum Depreciation	-265,971.41
Building - 501	0.00
Accum Depreciation Building - 501	0.00
Building - PI 20	0.00
A/D Building PI 20	0.00
Building - 200 Gate 5	0.00
Open	0.00
Accum Depreciation Gate 5	0.00
Buidling Duffy Place	0.00
Accum Depreciation Duffy Place	0.00
Building 49 Ignacio	0.00
Accum Depreciation 49 Ignacio	0.00
Building - Hammondale	0.00
Accum Depr Hammondale	0.00
350 Ignacio #200	0.00
A/D 350 Ignacio #200	0.00
350 Ignacio #101	0.00
A/D 350 Ignacio #101	0.00
Building - 30 Clay Ct.	0.00
A/D 30 Clay Ct.	0.00
Building 690 DeLong	0.00
A/D Building 690 DeLong	0.00
350 Ignacio #103	0.00
A/D 350 Ingacio #103	0.00
350 Ignacio #201	0.00
350 Ignacio # 203	0.00
A/D 350 Ignacio #203	0.00
350 Ignacio #100	0.00
A/D Ignacio #100	0.00
350 Ignacio #300	0.00
A/D 350 Ignacio #300	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Furniture and Fixtures	0.00
A/D Furn. & Fixt.	0.00
Furniture & Fixt Hamm	0.00
Furniture & Fixt Gate	0.00
A/D Furn./Fixt. Hamm	0.00
A/D Furn./Fixt. Gate	0.00
Computers	0.00
A/D Computers	0.00
A/V Equipment	0.00
Vehicles	0.00
A/D Vehicles	0.00
Tenant Imp. 350 Ignacio	0.00
A/D Tenant Imp.	0.00
Acum. Gain (Loss) Gate	0.00
Accum. Gain (Loss) Hamm	0.00
Accum. Gain (Loss) 501	0.00
Accum Gain Loss - 461	0.00
Accum Depreciation Fixed Assets	0.00
NET FIXED ASSETS	3,034,028.59
ACQUISITION ASSETS	
Closing Costs	12,393.64
A/A Closing Costs	-1,859.04
Syndication Costs	0.00
Loan Fees	21,020.42
Accum Amort Loan Fees	-5,780.61
Personal Property	100,000.00
Accum Depreciation Personal Property	-100,000.00
Organization Costs	0.00
Accum Amort Organization Costs	0.00
NET ACQUISITION ASSETS	25,774.41
CAPITALIZED IMPROVEMENTS	
Improvements Prior 2000	0.00
2001 Bathroom Improvements	0.00
2001 Kitchen Improvements	0.00
2001 Floor Improvements	0.00
2001 Window Improvements	0.00
2001 Building Improvements	0.00
2001 Roof Improvements	0.00
2001 Other Improvements	0.00
2002 Bathroom Improvements	0.00
2002 Kitchen Improvements	0.00
2002 Floor Improvements	0.00
2002 Window Improvements	0.00
2002 Building Improvements	0.00
2002 Roof Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2002 Other Improvements	0.00
2002 Improvement Salaries	0.00
2003 Bathroom Improvements	0.00
2003 Kitchen Improvements	0.00
2003 Floor Improvements	0.00
2003 Window Improvements	0.00
461-2003 Windows Improvements	0.00
501-2003 Window Improvement	0.00
2003 Building Improvements	0.00
461-2003 Building Improvements	0.00
501-2003 Building Improvements	0.00
2003 Roof Improvements	0.00
2003 Other Improvements	0.00
461-2003 Other Improvements	0.00
501-2003 Other Improvements	0.00
2004 Bathroom Improvements	0.00
2004 Kitchen Improvements	0.00
2004 Floor Improvements	0.00
461-2004 Floor Improvements	0.00
501-2004 Floor Improvements	0.00
2004 Window Improvements	0.00
461-2004 Window Improvements	0.00
501-2004 Window Improvements	0.00
2004 Building Improvements	0.00
2004 Roof Improvements	0.00
2004 Other Improvements	0.00
461-2004 Other Improvements	0.00
501-2004 Other Improvements	0.00
2005 Bathroom Improvements	0.00
2005 Kitchen Improvements	0.00
461-2005 Kitchen Improvements	0.00
501-2005 Kitchen Improvements	0.00
2005 Floor Improvements	0.00
461-2005 Floor Improvements	0.00
501-2005 Floor Improvements	0.00
2005 Window Improvements	0.00
2005 Building Improvements	0.00
2005 Roof Improvements	0.00
2005 Other Improvements	0.00
461-2005 Other Improvements	0.00
501-2005 Other Improvements	0.00
2005 Improvement Salaries	0.00
2006 Bathroom Improvements	0.00
2006 Kitchen Improvements	0.00
461-2006 Kitchen Improvements	0.00
501-2006 Kitchen Improvements	0.00
2006 Floor Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
461-2006 Floor Improvements	0.00
501-2006 Floor Improvements	0.00
2006 Window Improvements	0.00
2006 Building Improvements	0.00
461-2006 Building Improvements	0.00
501-2006 Building Improvements	0.00
2006 Roof Improvements	0.00
2006 Other Improvements	0.00
2007 Bathroom Improvements	0.00
461-2007 Bathroom Improvements	0.00
501-2007 Bathroom Improvements	0.00
2007 Kitchen Improvements	0.00
2007 Floor Improvements	0.00
461-2007 Floor Improvements	0.00
501-2007 Floor Improvements	0.00
2007 Window Improvements	0.00
2007 Building Improvements	0.00
461-2007 Building Improvements	0.00
501-2007 Building Improvements	0.00
2007 Roof Improvements	0.00
2007 Other Improvements	0.00
461-2007 Other Improvements	0.00
501-2007 Other Improvements	0.00
2008 Bathroom Improvements	0.00
461-2008 Bathrooms Improvements	0.00
501-2008 Bathroom Improvements	0.00
2008 Kitchen Improvements	0.00
461-2008 Kitchen Improvements	0.00
501-2008 Kitchen Improvements	0.00
2008 Floor Improvements	0.00
461-2008 Floor Improvements	0.00
501-2008 Floor Improvements	0.00
2008 Window Improvements	0.00
2008 Building Improvements	0.00
2008 Roof Improvements	0.00
2008 Other Improvements	0.00
461-2008 Other Improvements	0.00
501-2008 Other Improvements	0.00
2009 Bathroom Improvements	0.00
2009 Kitchen Improvements	0.00
2009 Floor Improvements	0.00
2009 Window Improvements	0.00
2009 Building Improvements	0.00
2009 Roof Improvements	0.00
2009 Other Improvements	0.00
461-2009 Other Improvements	0.00
501-2009 Other Improvements	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2010 Other Improvements	0.00
2011 Other Improvements	0.00
2012 Other Improvements	0.00
2013 Other Improvements	0.00
2013-Roof Improvement	0.00
2014 Other Improvements	0.00
2014 T/O Misc. Expense	0.00
2014 T/O Materials	0.00
2014 T/O Outside Vendor	0.00
2014 - Roof	0.00
2015 Other Improvements	0.00
T/O Misc. Exp.	0.00
2015 T/O Materiales	0.00
T/O Outside Vendor	0.00
2016 Other Improvements	0.00
2016 T/O Misc. Exp.	0.00
2016 T/O Materials	0.00
2016 T/O outside vendors	0.00
2016 Hills Assessments	0.00
2017 Other Improvements	2,600.00
2017 T/O Misc. Exp.	0.00
2017 T/O Materials	0.00
2017 T/O Outside Vendor	0.00
2017 Hills Assessments	0.00
2018 Other Improvements	59,830.76
2018 T/O Misc. Exp.	3,061.27
2018 T/O Materials	11,262.22
2018 T/O Outside Vendor	10,485.00
2018 Hills Assessments	0.00
2019 Other Improvements	17,449.39
2019 T/O Misc. Exp.	4,944.04
2019 T/O Materials	10,178.54
2019 T/O Outside Vendor	28,620.00
2019 Hills Assessments	0.00
2020 Other Improvements	0.00
2020 T/O Misc. Exp.	0.00
2020 T/O Materials	2,167.37
2020 T/O Outside Vendor	9,016.00
2020 Hills Assessments	0.00
TOTAL CAPITAL IMPROVEMENTS	159,614.59
Accum Deprec - Capital Improvements	30,536.51
NET CAPITALIZED IMPROVEMENTS	129,078.08
 OTHER ASSETS	
Security Deposits	0.00
Investment - LLC 21	0.00
Investment - LLC 24	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Investment - LLC 27	0.00
Investment - LLC 28	0.00
Investment - LLC 29	0.00
Investment - LLC 25	0.00
Investment - LLC 26	0.00
Investment - LLC 31	0.00
Investment - LLC 34	0.00
Investment - LLC 35	0.00
Investment - LLC 36	0.00
Investment LLC 37	0.00
Investment LLC 38	0.00
Investment - LLC 39	0.00
Investment - LLC 40	0.00
Investment - LLC 41	0.00
Investment - LLC 42	0.00
Investment - LLC 43	0.00
	0.00
investment - LLC 45	0.00
<i>Investment in 48</i>	<i>0.00</i>
BofA Teller Rental	0.00
Investment - 16914	0.00
Investment - Rafael Gardens	0.00
Investment - 1129 3rd Street	0.00
LP Units	0.00
Investment - US Performing Arts	0.00
Investment - Marin CoWork	0.00
Limited Liability Companies	0.00
LONG TERM RECEIVABLES	
PISF I	0.00
Duffy Due to/from	0.00
PISF III	0.00
PISF IV	0.00
PISF VI	0.00
PISF VII	-375.08
PISF IX	0.00
PISF XI	0.00
PISF XII	0.00
PISF XIII	0.00
PISF XIV	0.00
PISF XV	0.00
PISF XVI	0.00
PISF XVII	0.00
PISF XVIII	0.00
461 Due To/From	0.00
501 Due/To From	0.00
Hammondale Due To/From	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
21 Due/to From	0.00
In process Lease litigation	0.00
LLC 20	0.00
LLC 21	0.00
LLC 22	0.00
LLC 23	0.00
LLC 24	0.00
LLC 25	0.00
LLC 26	0.00
LLC 27	0.00
LLC 28	0.00
LLC 29	0.00
LLC 30	0.00
LLC 30	0.00
LLC 31	0.00
LLC 32	0.00
LLC 33	0.00
LLC 34	0.00
LLC 35	0.00
LLC 36	0.00
LLC 37	0.00
LLC 38	0.00
LLC 39	0.00
LLC 40	0.00
LLC 41	0.00
LLC 42	0.00
LLC 43	0.00
LLC 44	0.00
LLC 45	0.00
LLC 46	0.00
LLC 47	0.00
LLC 48	0.00
Due to/from LLC 49	0.00
PI LLC 50	0.00
PI 51 LLC	0.00
Due to/from Gate 5	0.00
PV 1 Due to/from	0.00
885 Due to/from	0.00
107 Due to/from	0.00
481 Due to/from	0.00
515 Due to/from	500,000.00
300 Due to/From PISF	0.00
Paul Drive Due to/from	0.00
353 BMK due to/from	0.00
49 Ignacio due to/from	0.00
Due To/From GP	400,940.64
Due To/From 16914	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Due To/From PISF, Inc.	291,430.00
Due To/From PIM	0.00
Note Receivable	0.00
7200 Redwood Due to/From	0.00
355 Due to / from	0.00
Due to/from 350 Ignacio Assoc.	0.00
1222 Due to/from	0.00
419 Prospect due to/from	0.00
TOTAL LONG TERM RECEIVABLES	1,191,995.56
TOTAL ASSETS	4,392,836.26
LIABILITIES & EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	3,221.50
Deferred Revenue	0.00
Unearned Rent	100.01
FTB Taxes Payable	0.00
PPP Loan	0.00
Property Tax Payable	4,294.99
Insurance Payable	0.00
Accrued Expenses	0.00
TOTAL CURRENT LIABILITIES	7,616.50
LONG TERM LIABILITIES	
Notes Payable	0.00
Notes Payable LLC 48	0.00
Deed of Trust Payable	1,172,000.00
Accrued Interest	0.00
Security Deposits Liability	13,775.00
Security Deposit Clearing	0.00
Pet Deposit Payable	0.00
Unearned Income	0.00
Mortgage Payable	1,885,000.00
1st Mortgage 461	0.00
2nd Mortgage 461	0.00
1st Mortgage 501	0.00
1st Deed 350, Suite 201	0.00
2nd Deed 350, Suite 201	0.00
1st Deed 350, Suite 200	0.00
First Mortgage 350 Suite 203	0.00
1st Deed 350 Suites 101, 103	0.00
Other Liabilities	0.00
Accum K-1 Losses	0.00
1st Mortgage Gate 5	0.00
2nd Deed Gate 5	0.00
1st Mortgage Duffy Place	0.00

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
2nd Deed Duffy Place	0.00
1st Mortgage 49 Ignacio	0.00
2nd Deed 49 Ignacio	0.00
TOTAL LONG TERM LIABILITIES	3,070,775.00
TOTAL LIABILITIES	3,078,391.50
EQUITY	
Common Stock	0.00
Capital Contributions	2,000,000.00
Capital Receivable	0.00
Less: Repurchased Units	0.00
TIC Ownership	0.00
L.P. Distributions	0.00
G.P. Distributions	0.00
Premium on Repurch Units	0.00
Previous Period Adjmts	0.00
Member Distribution	-235,763.15
Dist. 38 to 20	0.00
Dist. 38 to 21	0.00
Dist. 37 to 22	0.00
Inter Co. PFI - PV1	0.00
Inter Co PFI - Gate 5	0.00
Inter Co PFI - Duffy	0.00
Inter Co PFI - Hamm	0.00
Inter Co PFI - 107	0.00
Inter Co PFI - 461	0.00
Inter Co PFI - 501	0.00
Inter Co PFI - 49	0.00
Inter Co PFI - 885	0.00
Inter Co. PFI - 515	-45,739.72
Inter-Co PFI - 355	0.00
InterCo PFI - 7200	0.00
InterCo PFI-117	0.00
InterCo PFI - 7 Merry	0.00
InterCo PFI - 16914	0.00
InterCo PFI - Paul	0.00
InterCo PFI - 353	0.00
InterCo PFI - 1506	0.00
InterCo PFI - 1222	-35,000.00
InterCo PFI - 419	0.00
Inter Co PFI - 19 Merrydale	0.00
Inter Co PFI - 1129	0.00
Inter Co PFI - 1315	0.00
Inter-Co. PFI - 1732	0.00
Inter-Co PFI-390	0.00
Inter Co PFI-santaland	0.00
Retained Earnings	-284,739.31

Balance Sheet

Period = Jul 2020

Book = Accrual

	Current Balance
Retained Earnings - Owned Properties	0.00
K1-Losses	0.00
Net Income (Loss) Current	-84,313.06
Appliance Depreciation	0.00
TOTAL EQUITY	1,314,444.76
TOTAL LIABILITIES & EQUITY	4,392,836.26
Total of All	0.00

Exhibit A-2: Statement of Income (*Loss*) for **PFI Glenwood, LLC** for period ending 9/1/2020

[Provide a statement of income (*loss*) for the following periods:

(i) For the initial report:

- a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and
- b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	259,175.00	99.91	259,175.00	99.91
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	199.46	0.08	199.46	0.08
Commercial Recovery Income	0.00	0.00	0.00	0.00
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	29.68	0.01	29.68	0.01
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	259,404.14	100.00	259,404.14	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	17,020.83	6.56	17,020.83	6.56
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	236.21	0.09	236.21	0.09
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	1,500.00	0.58	1,500.00	0.58

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	-75.00	-0.03	-75.00	-0.03
Credit Check Fees Paid	28.90	0.01	28.90	0.01
TOTAL RENTING EXPENSE	18,710.94	7.21	18,710.94	7.21
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	0.00	0.00	0.00	0.00
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	408.60	0.16	408.60	0.16
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	408.60	0.16	408.60	0.16
MANAGEMENT EXPENSES				
Manager - Apartment Unit	4,500.96	1.74	4,500.96	1.74
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	8,354.72	3.22	8,354.72	3.22
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	15,550.50	5.99	15,550.50	5.99
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	28,406.18	10.95	28,406.18	10.95
UTILITIES EXPENSE				
Gas & Electricity	4,440.62	1.71	4,440.62	1.71
Utilities Credits or rebates	-89.72	-0.03	-89.72	-0.03
Sewer	0.00	0.00	0.00	0.00
Water	2,830.54	1.09	2,830.54	1.09
Garbage & Trash Removal	9,293.10	3.58	9,293.10	3.58
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	0.00	0.00	0.00	0.00
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	16,474.54	6.35	16,474.54	6.35
REPAIRS & MAINTENANCE				
R&M Unit	2,453.10	0.95	2,453.10	0.95
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	0.00	0.00	0.00	0.00
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	0.00	0.00	0.00	0.00
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	1,092.00	0.42	1,092.00	0.42
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	2,272.42	0.88	2,272.42	0.88
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	1,667.95	0.64	1,667.95	0.64
R&M - Electrical Supplies	0.00	0.00	0.00	0.00
R&M - Landscaping Supplies	9.12	0.00	9.12	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	48.95	0.02	48.95	0.02
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	15.06	0.01	15.06	0.01
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	115.00	0.04	115.00	0.04
R&M - Painting Supplies	16.60	0.01	16.60	0.01
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	7,690.20	2.96	7,690.20	2.96

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	516.00	0.20	516.00	0.20
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

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	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	2,724.50	1.05	2,724.50	1.05
Contract R&M	2,415.00	0.93	2,415.00	0.93
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	0.00	0.00	0.00	0.00
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	14,450.00	5.57	14,450.00	5.57
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	20,105.50	7.75	20,105.50	7.75
TAXES				
Real Estate Taxes	51,737.79	19.94	51,737.79	19.94
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	51,737.79	19.94	51,737.79	19.94
INSURANCE EXPENSE				
Package Insurance	7,424.21	2.86	7,424.21	2.86
Earthquake Insurance	3,701.12	1.43	3,701.12	1.43
Umbrella Insurance	0.00	0.00	0.00	0.00
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	11,125.33	4.29	11,125.33	4.29
TOTAL OPERATING EXPENSES	154,659.08	59.62	154,659.08	59.62
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	-69.14	-0.03	-69.14	-0.03
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	-150.00	-0.06	-150.00	-0.06
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-219.14	-0.08	-219.14	-0.08
NET OPERATING INCOME	104,964.20	40.46	104,964.20	40.46
DEBT SERVICE EXPENSE				
Mortgage Interest	75,352.56	29.05	75,352.56	29.05
Deed Of Trust Interest	49,034.52	18.90	49,034.52	18.90
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	124,387.08	47.95	124,387.08	47.95
NET INC.BEFORE DEP.& TAX	-19,422.88	-7.49	-19,422.88	-7.49
DEPREC. & AMORT. EXPENSES				
Building Depreciation	95,272.68	36.73	95,272.68	36.73
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	0.00	0.00	0.00	0.00
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	18,149.49	7.00	18,149.49	7.00
Closing Cost Amortization	1,239.36	0.48	1,239.36	0.48
Loan Fee Amortization	4,554.42	1.76	4,554.42	1.76

Income Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	119,215.95	45.96	119,215.95	45.96
NET INC.(LOSS) BEF.TAXES	-138,638.83	-53.45	-138,638.83	-53.45
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	1,751.87	0.68	1,751.87	0.68
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	1,751.87	0.68	1,751.87	0.68
NET INCOME (LOSS)BK	-140,390.70	-54.12	-140,390.70	-54.12
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	155,350.00	99.35	155,350.00	99.35
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	863.16	0.55	863.16	0.55
Commercial Recovery Income	0.00	0.00	0.00	0.00
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	152.44	0.10	152.44	0.10
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	156,365.60	100.00	156,365.60	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	8,662.50	5.54	8,662.50	5.54
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	0.00	0.00	0.00	0.00
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	-50.00	-0.03	-50.00	-0.03
Credit Check Fees Paid	57.80	0.04	57.80	0.04
TOTAL RENTING EXPENSE	8,670.30	5.54	8,670.30	5.54
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	0.00	0.00	0.00	0.00
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	444.30	0.28	444.30	0.28
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	444.30	0.28	444.30	0.28
MANAGEMENT EXPENSES				
Manager - Apartment Unit	2,625.56	1.68	2,625.56	1.68
PFI-Mgr Apartment	15,050.00	9.62	15,050.00	9.62
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	4,630.92	2.96	4,630.92	2.96
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	9,321.00	5.96	9,321.00	5.96
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	31,627.48	20.23	31,627.48	20.23
UTILITIES EXPENSE				
Gas & Electricity	2,962.66	1.89	2,962.66	1.89
Utilities Credits or rebates	-53.60	-0.03	-53.60	-0.03
Sewer	0.00	0.00	0.00	0.00
Water	3,393.86	2.17	3,393.86	2.17
Garbage & Trash Removal	5,763.34	3.69	5,763.34	3.69
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	0.00	0.00	0.00	0.00
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	12,066.26	7.72	12,066.26	7.72
REPAIRS & MAINTENANCE				
R&M Unit	726.39	0.46	726.39	0.46
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	145.42	0.09	145.42	0.09
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	564.55	0.36	564.55	0.36
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	0.00	0.00	0.00	0.00
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	182.00	0.12	182.00	0.12
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	0.00	0.00	0.00	0.00
R&M - Electrical Supplies	9.68	0.01	9.68	0.01
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	0.00	0.00	0.00	0.00
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	2.67	0.00	2.67	0.00
R&M - Painting Supplies	87.18	0.06	87.18	0.06
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	1,717.89	1.10	1,717.89	1.10

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	1,480.00	0.95	1,480.00	0.95
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	0.00	0.00	0.00	0.00
Contract R&M	420.00	0.27	420.00	0.27
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	25.00	0.02	25.00	0.02
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	455.00	0.29	455.00	0.29
Contract - Landscaping	6,200.00	3.97	6,200.00	3.97
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	8,580.00	5.49	8,580.00	5.49
TAXES				
Real Estate Taxes	30,262.83	19.35	30,262.83	19.35
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	30,262.83	19.35	30,262.83	19.35
INSURANCE EXPENSE				
Package Insurance	4,209.31	2.69	4,209.31	2.69
Earthquake Insurance	2,325.75	1.49	2,325.75	1.49
Umbrella Insurance	0.00	0.00	0.00	0.00
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	6,535.06	4.18	6,535.06	4.18
TOTAL OPERATING EXPENSES	99,904.12	63.89	99,904.12	63.89
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	-150.00	-0.10	-150.00	-0.10
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	-152.50	-0.10	-152.50	-0.10
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-302.50	-0.19	-302.50	-0.19
NET OPERATING INCOME	56,763.98	36.30	56,763.98	36.30
DEBT SERVICE EXPENSE				
Mortgage Interest	44,533.16	28.48	44,533.16	28.48
Deed Of Trust Interest	25,035.26	16.01	25,035.26	16.01
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	69,568.42	44.49	69,568.42	44.49
NET INC.BEFORE DEP.& TAX	-12,804.44	-8.19	-12,804.44	-8.19
DEPREC. & AMORT. EXPENSES				
Building Depreciation	55,575.73	35.54	55,575.73	35.54
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	0.00	0.00	0.00	0.00
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	12,283.74	7.86	12,283.74	7.86
Closing Cost Amortization	722.96	0.46	722.96	0.46
Loan Fee Amortization	1,226.19	0.78	1,226.19	0.78

Income Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	69,808.62	44.64	69,808.62	44.64
NET INC.(LOSS) BEF.TAXES	-82,613.06	-52.83	-82,613.06	-52.83
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	1,700.00	1.09	1,700.00	1.09
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	1,700.00	1.09	1,700.00	1.09
NET INCOME (LOSS)BK	-84,313.06	-53.92	-84,313.06	-53.92
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00

Exhibit A-3: Statement of Cash Flows for **PFI Glenwood, LLC** for period ending 9/1/2020

[Provide a statement of changes in cash position for the following periods:

(i) For the initial report:

a. the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b. the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	259,175.00	99.91	259,175.00	99.91
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	199.46	0.08	199.46	0.08
Commercial Recovery Income	0.00	0.00	0.00	0.00
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	29.68	0.01	29.68	0.01
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	259,404.14	100.00	259,404.14	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	17,020.83	6.56	17,020.83	6.56
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	236.21	0.09	236.21	0.09
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	1,500.00	0.58	1,500.00	0.58

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	-75.00	-0.03	-75.00	-0.03
Credit Check Fees Paid	28.90	0.01	28.90	0.01
TOTAL RENTING EXPENSE	18,710.94	7.21	18,710.94	7.21
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	0.00	0.00	0.00	0.00
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	408.60	0.16	408.60	0.16
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	408.60	0.16	408.60	0.16
MANAGEMENT EXPENSES				
Manager - Apartment Unit	4,500.96	1.74	4,500.96	1.74
PFI-Mgr Apartment	0.00	0.00	0.00	0.00
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	8,354.72	3.22	8,354.72	3.22
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	15,550.50	5.99	15,550.50	5.99
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	28,406.18	10.95	28,406.18	10.95
UTILITIES EXPENSE				
Gas & Electricity	4,440.62	1.71	4,440.62	1.71
Utilities Credits or rebates	-89.72	-0.03	-89.72	-0.03
Sewer	0.00	0.00	0.00	0.00
Water	2,830.54	1.09	2,830.54	1.09
Garbage & Trash Removal	9,293.10	3.58	9,293.10	3.58
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	0.00	0.00	0.00	0.00
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	16,474.54	6.35	16,474.54	6.35
REPAIRS & MAINTENANCE				
R&M Unit	2,453.10	0.95	2,453.10	0.95
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	0.00	0.00	0.00	0.00
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	0.00	0.00	0.00	0.00
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	0.00	0.00	0.00	0.00
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	1,092.00	0.42	1,092.00	0.42
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	2,272.42	0.88	2,272.42	0.88
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	1,667.95	0.64	1,667.95	0.64
R&M - Electrical Supplies	0.00	0.00	0.00	0.00
R&M - Landscaping Supplies	9.12	0.00	9.12	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	48.95	0.02	48.95	0.02
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	15.06	0.01	15.06	0.01
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	115.00	0.04	115.00	0.04
R&M - Painting Supplies	16.60	0.01	16.60	0.01
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	7,690.20	2.96	7,690.20	2.96

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	516.00	0.20	516.00	0.20
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	0.00	0.00	0.00	0.00
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	2,724.50	1.05	2,724.50	1.05
Contract R&M	2,415.00	0.93	2,415.00	0.93
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	0.00	0.00	0.00	0.00
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	0.00	0.00	0.00	0.00
Contract - Landscaping	14,450.00	5.57	14,450.00	5.57
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	20,105.50	7.75	20,105.50	7.75
TAXES				
Real Estate Taxes	51,737.79	19.94	51,737.79	19.94
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	51,737.79	19.94	51,737.79	19.94
INSURANCE EXPENSE				
Package Insurance	7,424.21	2.86	7,424.21	2.86
Earthquake Insurance	3,701.12	1.43	3,701.12	1.43
Umbrella Insurance	0.00	0.00	0.00	0.00
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	11,125.33	4.29	11,125.33	4.29
TOTAL OPERATING EXPENSES	154,659.08	59.62	154,659.08	59.62
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	-69.14	-0.03	-69.14	-0.03
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	-150.00	-0.06	-150.00	-0.06
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-219.14	-0.08	-219.14	-0.08
NET OPERATING INCOME	104,964.20	40.46	104,964.20	40.46
DEBT SERVICE EXPENSE				
Mortgage Interest	75,352.56	29.05	75,352.56	29.05
Deed Of Trust Interest	49,034.52	18.90	49,034.52	18.90
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	124,387.08	47.95	124,387.08	47.95
NET INC.BEFORE DEP.& TAX	-19,422.88	-7.49	-19,422.88	-7.49
DEPREC. & AMORT. EXPENSES				
Building Depreciation	95,272.68	36.73	95,272.68	36.73
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	0.00	0.00	0.00	0.00
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	18,149.49	7.00	18,149.49	7.00
Closing Cost Amortization	1,239.36	0.48	1,239.36	0.48
Loan Fee Amortization	4,554.42	1.76	4,554.42	1.76

Cash Flow Statement

Period = Jan 2019-Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	119,215.95	45.96	119,215.95	45.96
NET INC.(LOSS) BEF.TAXES	-138,638.83	-53.45	-138,638.83	-53.45
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	1,751.87	0.68	1,751.87	0.68
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	1,751.87	0.68	1,751.87	0.68
NET INCOME (LOSS)BK	-140,390.70	-54.12	-140,390.70	-54.12
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00
Adjustments				
Outside Management Income	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0.00
Period to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	6,999.05	1,336.23	-5,662.82	
Total Cash	6,999.05	1,336.23	-5,662.82	
Year to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	6,999.05	1,336.23	-5,662.82	
Total Cash	6,999.05	1,336.23	-5,662.82	

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Investment 16914	0.00	0.00	0.00	0.00
open	0.00	0.00	0.00	0.00
22 Due/to From	0.00	0.00	0.00	0.00
INCOME				
Rent Income	155,350.00	99.35	155,350.00	99.35
Prepaid Rental Income	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Laundry income	863.16	0.55	863.16	0.55
Commercial Recovery Income	0.00	0.00	0.00	0.00
Prior Year Recovery Income	0.00	0.00	0.00	0.00
Utility Income	152.44	0.10	152.44	0.10
Storage Income	0.00	0.00	0.00	0.00
Association Fees	0.00	0.00	0.00	0.00
Management Fee Income	0.00	0.00	0.00	0.00
Outside Management Income	0.00	0.00	0.00	0.00
Admin Fee Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Tax Return Prep. Income	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
G.P. Fee Income	0.00	0.00	0.00	0.00
LLC Distribution Income	0.00	0.00	0.00	0.00
Partnership Income	0.00	0.00	0.00	0.00
Commission income	0.00	0.00	0.00	0.00
Sale of Units	0.00	0.00	0.00	0.00
Gain on Sale of Property	0.00	0.00	0.00	0.00
TOTAL INCOME	156,365.60	100.00	156,365.60	100.00
EXPENSES				
Cost of Goods Sold				
Cost of Goods Sold	0.00	0.00	0.00	0.00
OPERATING EXPENSE				
RENTING EXPENSES				
Vacancy Loss	8,662.50	5.54	8,662.50	5.54
Promo/Move-In Incentives	0.00	0.00	0.00	0.00
Referral Fees	0.00	0.00	0.00	0.00
Salaries	0.00	0.00	0.00	0.00
Pension	0.00	0.00	0.00	0.00
Section 125 Misc	0.00	0.00	0.00	0.00
NextGen PRWCPTC	0.00	0.00	0.00	0.00
Advertising	0.00	0.00	0.00	0.00
Marketing Subscriptions	0.00	0.00	0.00	0.00
Marketing Tools	0.00	0.00	0.00	0.00
Signs	0.00	0.00	0.00	0.00
Do not use me	0.00	0.00	0.00	0.00
Other Renting Expenses	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt Expense	0.00	0.00	0.00	0.00
Credit Check Fees Rcvd	-50.00	-0.03	-50.00	-0.03
Credit Check Fees Paid	57.80	0.04	57.80	0.04
TOTAL RENTING EXPENSE	8,670.30	5.54	8,670.30	5.54
ADMINISTRATIVE EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Alarm	0.00	0.00	0.00	0.00
Legal	0.00	0.00	0.00	0.00
Computer Services	0.00	0.00	0.00	0.00
Temp. Help	0.00	0.00	0.00	0.00
Consultants	0.00	0.00	0.00	0.00
Administaff	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Collection Expense	0.00	0.00	0.00	0.00
Prof. Fees KC	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Bottled Water	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
NextGen Expenses	0.00	0.00	0.00	0.00
Licenses, Fees & Permits	444.30	0.28	444.30	0.28
Security Patrol	0.00	0.00	0.00	0.00
Auto Expense	0.00	0.00	0.00	0.00
Travel & Entertainment	0.00	0.00	0.00	0.00
Luncheon Meetings	0.00	0.00	0.00	0.00
Loan Servicing Fees	0.00	0.00	0.00	0.00
Promotions - Corporate	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
461- Net loss (income)	0.00	0.00	0.00	0.00
501-Net Loss (income)	0.00	0.00	0.00	0.00
Gifts	0.00	0.00	0.00	0.00
Security Cost	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	444.30	0.28	444.30	0.28
MANAGEMENT EXPENSES				
Manager - Apartment Unit	2,625.56	1.68	2,625.56	1.68
PFI-Mgr Apartment	15,050.00	9.62	15,050.00	9.62
Ass't Mgr Apartment Unit	0.00	0.00	0.00	0.00
Apart Janitorial/Groundskeeper	0.00	0.00	0.00	0.00
Manager Salary	4,630.92	2.96	4,630.92	2.96
Manager Utility Expense	0.00	0.00	0.00	0.00
Maintenance Apartment	0.00	0.00	0.00	0.00
Offsite Mgt Fee PFI	9,321.00	5.96	9,321.00	5.96
Finders Fees	0.00	0.00	0.00	0.00
Copier Lease	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
Interior Lobby Plants	0.00	0.00	0.00	0.00
Mgt. Co. Uniforms	0.00	0.00	0.00	0.00
Mgt. Co. Corp. Expenses	0.00	0.00	0.00	0.00
Mgt. Office Telephone	0.00	0.00	0.00	0.00
Mgt. Co. Auto	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00
Rent Expense Corporate	0.00	0.00	0.00	0.00
Client Entertainment	0.00	0.00	0.00	0.00
Commercial Misc Exp	0.00	0.00	0.00	0.00
Education	0.00	0.00	0.00	0.00
Security Costs	0.00	0.00	0.00	0.00
TOTAL MANAGEMENT E...	31,627.48	20.23	31,627.48	20.23
UTILITIES EXPENSE				
Gas & Electricity	2,962.66	1.89	2,962.66	1.89
Utilities Credits or rebates	-53.60	-0.03	-53.60	-0.03
Sewer	0.00	0.00	0.00	0.00
Water	3,393.86	2.17	3,393.86	2.17
Garbage & Trash Removal	5,763.34	3.69	5,763.34	3.69
Contract-haulwrig	0.00	0.00	0.00	0.00
Cable TV	0.00	0.00	0.00	0.00
Telephone/Internet/Fax	0.00	0.00	0.00	0.00
Pagers/2 Ways	0.00	0.00	0.00	0.00
TOTAL UTILITIES EXPENSE	12,066.26	7.72	12,066.26	7.72
REPAIRS & MAINTENANCE				
R&M Unit	726.39	0.46	726.39	0.46
R&M-bbsteam	0.00	0.00	0.00	0.00
R&M - Plumbing	145.42	0.09	145.42	0.09
R&M-deep	0.00	0.00	0.00	0.00
R&M-dorius	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M-jdcom	0.00	0.00	0.00	0.00
R&M-nat	0.00	0.00	0.00	0.00
R&M-novglass	0.00	0.00	0.00	0.00
R&M-orchid	0.00	0.00	0.00	0.00
R&M - Electrical	0.00	0.00	0.00	0.00
R&M-1st Class	0.00	0.00	0.00	0.00
R&M - Painting	0.00	0.00	0.00	0.00
R&M - Roofing	0.00	0.00	0.00	0.00
R&M - Miscellaneous	564.55	0.36	564.55	0.36
R&M - Windows	0.00	0.00	0.00	0.00
R&M - HVAC	0.00	0.00	0.00	0.00
R&M - Pool	0.00	0.00	0.00	0.00
R & M- fire master	0.00	0.00	0.00	0.00
R&M-Ignacio Hill Association	0.00	0.00	0.00	0.00
R&M-mcd	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

Book = Accrual

	Period to Date	%	Year to Date	%
R&M - pritim	0.00	0.00	0.00	0.00
R&M-kellys appliance center	0.00	0.00	0.00	0.00
R&M - rolgar	0.00	0.00	0.00	0.00
R&M Friedman's	0.00	0.00	0.00	0.00
R&M - bucks	0.00	0.00	0.00	0.00
R&M - knilou	0.00	0.00	0.00	0.00
R&M - mfence	0.00	0.00	0.00	0.00
R&M - g&a	0.00	0.00	0.00	0.00
R&M - paving & Concrete	0.00	0.00	0.00	0.00
T/O - Materials	0.00	0.00	0.00	0.00
T/O - Outside Vendor	0.00	0.00	0.00	0.00
T/O - Misc. Expense	0.00	0.00	0.00	0.00
R&M - Misc. Cleaning	0.00	0.00	0.00	0.00
Cleaning - A&V	0.00	0.00	0.00	0.00
Cleaning - garale	0.00	0.00	0.00	0.00
R&M - Pest Control	182.00	0.12	182.00	0.12
Landscaping Salaries	0.00	0.00	0.00	0.00
Maint. Supervisor Salaries	0.00	0.00	0.00	0.00
Maint. Salaries	0.00	0.00	0.00	0.00
Cleaning Salaries	0.00	0.00	0.00	0.00
Painting Salaries	0.00	0.00	0.00	0.00
Improvement Salaries	0.00	0.00	0.00	0.00
Maintenance Supplies	0.00	0.00	0.00	0.00
R&M - Electrical Supplies	9.68	0.01	9.68	0.01
R&M - Landscaping Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-fairlumb	0.00	0.00	0.00	0.00
Dept. Supplies-maint	0.00	0.00	0.00	0.00
Dept. Supplies-depot	0.00	0.00	0.00	0.00
Dept. Supplies-horizon	0.00	0.00	0.00	0.00
R&M - Pool Supplies	0.00	0.00	0.00	0.00
Dept. Supplies-marcone	0.00	0.00	0.00	0.00
Dept. Supplies-color	0.00	0.00	0.00	0.00
R&M - Landscape	0.00	0.00	0.00	0.00
Dept. Supplies-msm	0.00	0.00	0.00	0.00
Dept. Supplies-nat	0.00	0.00	0.00	0.00
Dept. Supplies-novb	0.00	0.00	0.00	0.00
Dept. Supplies-novglass	0.00	0.00	0.00	0.00
Dept. Supplies-orchid	0.00	0.00	0.00	0.00
Dept. Supplies-peach	0.00	0.00	0.00	0.00
Dept. Supplies-pini	0.00	0.00	0.00	0.00
R&M - Cleaning Supplies	0.00	0.00	0.00	0.00
Supplies - Kelly Moore	0.00	0.00	0.00	0.00
Dept. Supplies-Salsbury	0.00	0.00	0.00	0.00
Dept. Supplies - Sun Iron Works	0.00	0.00	0.00	0.00
Dept. Supplies - Water	0.00	0.00	0.00	0.00
Dept. Supplies-Cal-Steam	0.00	0.00	0.00	0.00
R&M - Plumbing Supplies	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2020-Jul 2020

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	Period to Date	%	Year to Date	%
Dept. Supp. - galrog	0.00	0.00	0.00	0.00
Supply - Grainger	0.00	0.00	0.00	0.00
Welcome office supp. & signs	0.00	0.00	0.00	0.00
Maint - Supplies fans	0.00	0.00	0.00	0.00
Dept. Supplies - CP	0.00	0.00	0.00	0.00
R&M - Dabrans	0.00	0.00	0.00	0.00
Supplies Dept. curbappeal	0.00	0.00	0.00	0.00
Supp-Whiteside	0.00	0.00	0.00	0.00
Misc. Small Purchases	0.00	0.00	0.00	0.00
Small Tools & Equipment	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.00	0.00	0.00	0.00
Locks & Keys	2.67	0.00	2.67	0.00
R&M - Painting Supplies	87.18	0.06	87.18	0.06
R&M - Roofing Supplies	0.00	0.00	0.00	0.00
R&M - Door/Window Supplies	0.00	0.00	0.00	0.00
R&M - HVAC Supplies	0.00	0.00	0.00	0.00
Service, Late, Finance Charges	0.00	0.00	0.00	0.00
TOTAL REP. & MAINTENANCE	1,717.89	1.10	1,717.89	1.10

CONTRACT MAINTENANCE

Contract-Bath	0.00	0.00	0.00	0.00
Contract-Calif	0.00	0.00	0.00	0.00
Contract-cas	0.00	0.00	0.00	0.00
Contract-deason	0.00	0.00	0.00	0.00
Contract-delta	0.00	0.00	0.00	0.00
Contract-dorius	0.00	0.00	0.00	0.00
Contract-elevator	0.00	0.00	0.00	0.00
Contract-Kone	0.00	0.00	0.00	0.00
Contract - Charlie's Maint & ...	0.00	0.00	0.00	0.00
Contract-Avilas Maint & carpe...	0.00	0.00	0.00	0.00
Contract-pcon	0.00	0.00	0.00	0.00
Contract-oroszi	0.00	0.00	0.00	0.00
Contract-roto	0.00	0.00	0.00	0.00
Contract-roys	0.00	0.00	0.00	0.00
Contract-silvas	0.00	0.00	0.00	0.00
Contract-spartan	0.00	0.00	0.00	0.00
Contract - transbay	0.00	0.00	0.00	0.00
Contract - fire master	0.00	0.00	0.00	0.00
Contract - Fire Safety Maint.	0.00	0.00	0.00	0.00
Contract - milpac	0.00	0.00	0.00	0.00
Contract - Counter	0.00	0.00	0.00	0.00
Contractor-Brinks Home Sec.	0.00	0.00	0.00	0.00
Contractor - bucks	0.00	0.00	0.00	0.00
Contractor - Stripe	0.00	0.00	0.00	0.00
Contractor - wk	0.00	0.00	0.00	0.00
Contract - bludol	0.00	0.00	0.00	0.00
Contract - Able	0.00	0.00	0.00	0.00

Cash Flow Statement

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	Period to Date	%	Year to Date	%
Contract - Mainstay	0.00	0.00	0.00	0.00
Contractor - pro - tech	0.00	0.00	0.00	0.00
Contract - thoseguy	0.00	0.00	0.00	0.00
Contract - kevmar	0.00	0.00	0.00	0.00
Contract-PoolCraft, Inc.	0.00	0.00	0.00	0.00
Contract-Solarcraft	0.00	0.00	0.00	0.00
contract-servpro	0.00	0.00	0.00	0.00
Contract northgut	0.00	0.00	0.00	0.00
contract-terminix	0.00	0.00	0.00	0.00
Contract-Scent Tek	0.00	0.00	0.00	0.00
Contract - Plumbing/Sewer	1,480.00	0.95	1,480.00	0.95
Contract - Electrical & Lighting	0.00	0.00	0.00	0.00
Contract - HVAC Maint.	0.00	0.00	0.00	0.00
Contract R&M	420.00	0.27	420.00	0.27
Cont.Carpet Clean/Repair	0.00	0.00	0.00	0.00
Contract - Janitorial Serv.	25.00	0.02	25.00	0.02
Contract - Painting	0.00	0.00	0.00	0.00
Contract - Pest Control	455.00	0.29	455.00	0.29
Contract - Landscaping	6,200.00	3.97	6,200.00	3.97
contract-Garcia's Landscape	0.00	0.00	0.00	0.00
Dugdales Landscaping	0.00	0.00	0.00	0.00
Pinedas Tree Service	0.00	0.00	0.00	0.00
Contract All phase Excavating	0.00	0.00	0.00	0.00
Contract-Summit Tree Care	0.00	0.00	0.00	0.00
Contract - Pool Maint.	0.00	0.00	0.00	0.00
Contract - Elevator Maint.	0.00	0.00	0.00	0.00
Contract Appliance Rep.	0.00	0.00	0.00	0.00
Contract - Roof Maint	0.00	0.00	0.00	0.00
Contract - Parking Lot Dues	0.00	0.00	0.00	0.00
TOTAL CONTRACT MAINT.	8,580.00	5.49	8,580.00	5.49
TAXES				
Real Estate Taxes	30,262.83	19.35	30,262.83	19.35
Payroll Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00
TOTAL TAX EXPENSE	30,262.83	19.35	30,262.83	19.35
INSURANCE EXPENSE				
Package Insurance	4,209.31	2.69	4,209.31	2.69
Earthquake Insurance	2,325.75	1.49	2,325.75	1.49
Umbrella Insurance	0.00	0.00	0.00	0.00
Flood Insurance	0.00	0.00	0.00	0.00
Fire Ins./Spec.Assesment	0.00	0.00	0.00	0.00
Tenant Disc. Ins.	0.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
Health Insurance	0.00	0.00	0.00	0.00

Cash Flow Statement

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Medical - Misc	0.00	0.00	0.00	0.00
Workers' Comp. Insurance	0.00	0.00	0.00	0.00
Business Practices Insurance	0.00	0.00	0.00	0.00
TOTAL INSURANCE EXPENSE	6,535.06	4.18	6,535.06	4.18
TOTAL OPERATING EXPENSES	99,904.12	63.89	99,904.12	63.89
OTHER INCOME				
Tenant Asst. Payments	0.00	0.00	0.00	0.00
Storage Rent Income	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Parking Fees	0.00	0.00	0.00	0.00
Laundry	0.00	0.00	0.00	0.00
Vending	0.00	0.00	0.00	0.00
NSF Check Fees	0.00	0.00	0.00	0.00
Late Charges	-150.00	-0.10	-150.00	-0.10
Damages & Cleaning Fees	0.00	0.00	0.00	0.00
Forfeited Tenant Deposit	0.00	0.00	0.00	0.00
T/O - S/D Charges to Tenant	-152.50	-0.10	-152.50	-0.10
Miscellaneous Income	0.00	0.00	0.00	0.00
HVAC Income	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-302.50	-0.19	-302.50	-0.19
NET OPERATING INCOME	56,763.98	36.30	56,763.98	36.30
DEBT SERVICE EXPENSE				
Mortgage Interest	44,533.16	28.48	44,533.16	28.48
Deed Of Trust Interest	25,035.26	16.01	25,035.26	16.01
1st Deed of Trust Gate5	0.00	0.00	0.00	0.00
2nd Deed of Trust Gate5	0.00	0.00	0.00	0.00
Interest Expense Corporate	0.00	0.00	0.00	0.00
Notes Payable Interest	0.00	0.00	0.00	0.00
Affiliate Loan Interest	0.00	0.00	0.00	0.00
Other Interest Expense	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE EXP.	69,568.42	44.49	69,568.42	44.49
NET INC.BEFORE DEP.& TAX	-12,804.44	-8.19	-12,804.44	-8.19
DEPREC. & AMORT. EXPENSES				
Building Depreciation	55,575.73	35.54	55,575.73	35.54
F&F Hamm Depreciation	0.00	0.00	0.00	0.00
Personal Prop. Deprec.	0.00	0.00	0.00	0.00
Appliances Depreciation	0.00	0.00	0.00	0.00
Cap. Improvement Deprec.	12,283.74	7.86	12,283.74	7.86
Closing Cost Amortization	722.96	0.46	722.96	0.46
Loan Fee Amortization	1,226.19	0.78	1,226.19	0.78

Cash Flow Statement

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	Period to Date	%	Year to Date	%
Org. Cost Amortization	0.00	0.00	0.00	0.00
Software Devel. Amort.	0.00	0.00	0.00	0.00
Depreciation Expense Corp.	0.00	0.00	0.00	0.00
TOTAL DEPREC. & AMORT.	69,808.62	44.64	69,808.62	44.64
NET INC.(LOSS) BEF.TAXES	-82,613.06	-52.83	-82,613.06	-52.83
INCOME TAX EXPENSE				
Federal Income Tax Exp.	0.00	0.00	0.00	0.00
FTB Tax Expense	1,700.00	1.09	1,700.00	1.09
Taxes - Other	0.00	0.00	0.00	0.00
TOTAL INCOME TAX EXPENSE	1,700.00	1.09	1,700.00	1.09
NET INCOME (LOSS)BK	-84,313.06	-53.92	-84,313.06	-53.92
K-1 and Other Items				
K-1 Losses	0.00	0.00	0.00	0.00
K-1 Income Items	0.00	0.00	0.00	0.00
Extraordinary Items	0.00	0.00	0.00	0.00
Temporary Distribution	0.00	0.00	0.00	0.00
Adjustments				
Outside Management Income	0.00	0.00	0.00	0.00
Outside Services	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0.00
Period to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	1,336.23	-953.77	-2,290.00	
Total Cash	1,336.23	-953.77	-2,290.00	
Year to Date	Beginning Balance	Ending Balance	Difference	
1010 - Checking	1,336.23	-953.77	-2,290.00	
Total Cash	1,336.23	-953.77	-2,290.00	

Exhibit A-4: Statement of Changes in Shareholders'/Partners' Equity (*Deficit*) for PFI Glenwood, LLC for period ending 9/1/2020

[Provide a statement of changes in shareholders'/partners equity (*deficit*) for the following periods:

(i) For the initial report:

a.the period between the end of the preceding fiscal year and the end of the most recent 3-month period of the current fiscal year; and

b.the prior fiscal year.

(ii) For subsequent reports, since the closing date of the last report.

Describe the source of this information.]

The Debtor's professionals are in the process of conducting a forensic review of the Debtor's and controlled entities' records necessary to determine changes in the shareholders'/partners' equity ownership for the controlled entities. The Debtor will submit an updated report to the Court once this information is available.

Exhibit B: Description of Operations for PFI Glenwood, LLC

[Describe the nature and extent of the Debtor's interest in the Controlled Non-Debtor Entity.

Describe the business conducted and intended to be conducted by the Controlled Non-Debtor Entity, focusing on the entity's dominant business segments.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System.

The Controlled Non-Debtor Entity owns a residential property which is operated by PFI. The units are leased as residences to tenants.



[REDACTED] Exhibit C: Description of Intercompany Claims

[List and describe the Controlled Non-Debtor Entity's claims against any other Controlled Non-Debtor Entity, together with the basis for such claims and whether each claim is contingent, unliquidated or disputed.]

Describe the source of this information.]

The source of this information is derived for the companies' Accounting System.

PFI Glenwood, LLC appears to be owed approximately \$291,430 by Professional Investors Security Fund, Inc. and \$900,940 by Professional Financial Investors, Inc. in intercompany receivables.

Exhibit D: Allocation of Tax Liabilities and Assets

[Describe how income, losses, tax payments, tax refunds, or other tax attributes relating to federal, state, or local taxes have been allocated between or among the Controlled Non-Debtor Entity and one or more other Controlled Non-Debtor Entities.

Include a copy of each tax sharing or tax allocation agreement to which the entity is a party with any other Controlled Non-Debtor Entity.

Describe the source of this information.]

The source of this information is derived for the company's Accounting System and conversations with the remaining employees of the company.

Tax liabilities are not allocated among or between any other Controlled Non-Debtor Entity.



Debtor Name Professional Financial Investors, Inc.

Case number 20-30604

Exhibit E: Description of Controlled Non-Debtor Entity's payments of Administrative Expenses, or Professional Fees otherwise payable by a Debtor

[Describe any payment made, or obligations incurred (or claims purchased), by the Controlled Non-Debtor Entity in connection with any claims, administrative expenses, or professional fees that have been or could be asserted against any Debtor.

Describe the source of this information.]

Based on a review of the Non-Debtor Entity's Accounting System records and conversations with current employees, the Debtor is not aware of any payments made or obligations incurred by the Controlled Non-Debtor Entity that would otherwise be payable by Debtor.

